

Appendix 1: Glossary

Absolute zero carbon: Eliminating all carbon dioxide emissions without the use of offsets.

Active Travel: Travel that includes only those forms of transport that require active use of the human body for example walking, wheeling and cycling, in comparison to sedentary travel forms like driving or getting the bus.

Affordable housing: Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- (a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of 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 future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- (b) **Starter homes:** is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the

meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

- (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 local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- (d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.
- (e) **First Homes:** are a specific kind of discounted market sale housing which: (a) must be discounted by a minimum of 30% against the market value; (b) are sold to a person or persons meeting the First Homes eligibility criteria; (c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure



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this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and, (d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London). First Homes are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units delivered by developers through planning obligations.

Airport related uses: Uses could include the following: further administrative accommodation for airlines, handling agents, tour operators, the airport authorities and government agencies; airside airport related retail and catering facilities. public and staff car parking; public transport facilities and enhanced services in accordance with airport travel plan; other facilities for general aviation; cargo facilities, including bonded warehousing and associated infrastructure; aviation maintenance facilities; training centres for airlines and related services.

Authority Monitoring Report (AMR): A report submitted to the government by local planning authorities assessing progress with and the effectiveness of the Local Development Framework.

Area of Outstanding Natural Beauty (AONB): An area designated for its national landscape beauty value. The primary purpose is to conserve and enhance the natural beauty of the landscape. North Somerset contains part of the Mendip Hills AONB.

Biodiversity Action Plan (BAP): A strategy prepared for a local area with the objective of conserving and enhancing biological diversity.

Biodiversity Net Gain: Delivery of measurable improvements for biodiversity by creating or enhancing habitats in association with development.

Bioenergy: Energy that is made from biomass or biofuel.

Biomass: Organic material of biological origin (plant or animal), used as fuel to produce electricity of heat. This will include wood, energy crops or animal waste from farms.

Blue infrastructure: Streams, ponds, canals and other water bodies.

Carbon offset: Emission reductions or removals achieved by one building or asset can be used to compensate (offset) emissions from another building or asset

Carbon Neutrality: All carbon emissions are balanced with offsets based on carbon removals or avoided emissions.

Climate change adaptation: Putting measures in place to prepare for climate change.

Combined heat and power (CHP): An efficient way of generating electricity and heat simultaneously which can be used, for example, for district heating schemes.

Community facility: A cultural or community facility, whether or not provided on a commercial basis, such as schools, colleges, pre-schools, museums, libraries, leisure centres/indoor sports facilities, places of worship, community meeting places, local shops, community halls, youth/family centres, healthcare and childcare facilities, pubs, cinemas, theatres, cemeteries and allotments. Utilities and other telecommunications infrastructure are also included. This definition



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also includes land or buildings listed as ‘community assets’ in accordance with the Assets of Community Value.

Community Infrastructure Levy (CIL): A charge which development will pay to help fund infrastructure needed to support development in the area.

Comparison retail floorspace: This term describes the retail of goods which include: clothing and footwear; furniture, furnishings and household equipment (excluding non-durable household goods); medical and pharmaceutical products, therapeutic appliances and equipment; and educational and recreation equipment and accessories. It specifically does not include the wholesale of goods.

Conservation Area: Designated areas of special architectural or historic interest, whose character and appearance it is desirable to preserve or enhance.

Countryside: For the purposes of planning policy within this plan the term countryside refers to any land outside defined settlement boundaries.

Custom build: Custom build homes are those where individuals work with a specialist developer to help deliver their own homes.

Dark corridors: Open grassy corridor, at least 5-10 m wide, as dark as possible but a maximum of 0.5 lux measured at 1.5m above ground, maintained and managed for horseshoe bats.

Design and Access Statement: A document provided to support a planning application that sets out the rationale and process that has been gone through in developing the design strategy for a proposal. Its

formulation will depend in part on the nature of the proposal and the associated design issues present.

Developer contributions: Contributions from development proposals towards the provision of infrastructure and services necessary to serve the development such as schools, affordable housing or transport. Contributions may be financial or by direct provision of works or land, secured through legal agreements.

Development Plan: The statutory planning documents setting out the policies and proposals for the development and use of land and buildings in the local planning authority area.

Development Plan Documents (DPDs): Spatial planning documents which, once adopted form part of the Development Plan. The policies in development plans hold the greatest weight in decision making. Development must accord with the policies in the development plan unless there are overriding reasons. This Local Plan once adopted will supersede the Core Strategy and Sites and Policies plans and become the primary DPD for North Somerset.

Economic development: Economic development includes development within the B Use Classes, public and community uses and main town centre uses. It also includes uses that provide employment opportunities, generate wealth or produce or generate an economic output or product.

Embodied carbon or lifecycle embodied carbon of buildings: The total greenhouse gas emissions and removals associated with materials and construction processes throughout the whole life cycle of the building.



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Employment Land Survey: An annual review of employment development, monitoring activity on sites which have been allocated for employment use and other proposals.

Environmental Impact Assessment: A procedure to be followed for certain types of projects to ensure the decisions are made in the full knowledge of any likely significant effects of the environment. North Somerset Sites and Policies Plan 168 AB.

Exceptions Test: A policy test that requires certain developments within areas at risk of flooding to demonstrate that they would provide wider sustainability benefits to the community that outweigh the flood risk; and that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Flood Risk Assessment: An assessment of the likelihood of flooding in a particular area so that development needs, and mitigation measures can be carefully considered. A strategic flood risk assessment (SFRA) is carried out by the local planning authority to inform the preparation of its Local Development Documents, having regard to catchment wide flooding issues which affect the area.

Functional Economic Market Area: A geographic area within which the local economy operates. Identified taking into account travel to work areas, the transport network and patterns of commuting, and the flow of goods, services, and information.

Green Belt: Land designated around built-up areas to prevent urban sprawl by keeping land permanently open and where inappropriate development is tightly controlled. North Somerset includes part of the Bristol-Bath Green Belt.

Greenhouse Gases (GHG): Both natural and man-made constituents of the atmosphere, that absorb and emit radiation at specific wavelengths within the spectrum of infrared radiation emitted by the Earth's surface, the atmosphere, and clouds. The most prevalent gases are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC's), perfluorocarbons (PFC's), and sulphur hexafluoride (SF6).

Green infrastructure (GI): Green infrastructure comprises the strategically planned and delivered network of high quality green spaces and other environmental features and includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Habitat Regulations Assessment (HRA): Any plan or programme which could affect sites of international importance for wildlife will be subject to the Habitats Directive and will require an HRA. This involves assessing whether the plan is likely to have any significant effect on the site. If so, a full Appropriate Assessment will have to be undertaken to assess in detail the likely effects.

Health Impact Assessment: A tool used to identify the health impacts of a proposal and to develop recommendations to maximise the positive impacts and minimise the negative impacts, while maintaining a focus on addressing health inequalities.

Heritage Asset: Defined in the NPPF as '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. Heritage asset includes designated historic assets and also assets identified by the local planning authority (including local listing).

Historic Park and Garden: A park or garden of special historic interest, designated by Historic England.



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Infilling: The infilling by one or two residential units of a small gap in an otherwise built-up residential frontage.

Infrastructure Delivery Plan: A document identifying future infrastructure and service requirements identified by the council and other service providers needed to support the delivery of the proposals within the Local Plan.

Land based rural business development: A business which requires a rural location and is totally dependent on the use of the surrounding countryside for its business success such as horticultural, equestrian development, farming.

Large-scale renewable energy generation: Those installations which are freestanding or standalone, are not building-mounted or wired through a building to support the onsite energy balance.

Listed Building: Buildings identified as being of special architectural or historic interest. Special consent is required for development affecting Listed Buildings.

Local Green Space: Protected green areas of particular importance to local communities, holding a particular local significance regarding beauty, historic significance, recreational value, tranquillity or richness of wildlife.

Local Housing Needs Assessment (LHNA): Provides evidence of the types of housing that will be needed across a authority within their identified housing requirement for the local plan period.

Local Nature Reserve: Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.

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. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Transport Plan: The Joint Local Transport Plan 4 (JLTP4) – led by the West of England Combined Authority, working with Bath & North East Somerset, Bristol, North Somerset and South Gloucestershire Councils. It sets out the vision for transport up to 2036 with the aim of achieving a well-connected sustainable transport network that works for residents across the region, a network that offers greater, realistic travel choices and makes walking, cycling and public transport the natural way to travel.

Major Development: 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 one hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Minerals Safeguarding Area: An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.



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Mobility Hub: Mobility hubs bring together shared transport with public transport and active travel in spaces designed to improve the public realm for all.

National Nature Reserve: Area designated with the aim of securing protection and appropriate management of the most important areas of wildlife habitat, and to provide a resource for scientific research. All National Nature Reserves are SSSIs.

National Planning Policy Framework (NPPF): Document setting out the government's planning policies for England and how they are expected to be applied.

Nature based solutions: Actions to protect natural ecosystems that benefit people whilst contributing to tackling climate change and protecting biodiversity.

Nature Parks: Areas identified and managed for the protection and enhancement of habitats required for internationally important greater and lesser horseshoe bats. They may also provide other ecological benefits, including the delivery of wider biodiversity net gain.

Nature Recovery Network: An expanding, increasingly connected, network of wildlife rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Neighbourhood Plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this

is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Net zero: There are either no greenhouse gas emissions being released into the atmosphere or emissions and removals are balanced out to reach 'zero'.

Net zero carbon: All carbon dioxide emissions are reduced in line with the Paris Agreement 1.5°C trajectory, with residual emissions offset through carbon removals or avoided emissions.

Net zero embodied carbon building: Where the sum total of greenhouse gas emissions and removals over the entire lifecycle are minimised, meets local carbon targets (such as kgCO₂e/m²) and with additional 'offsets', equals zero.

Net Zero Energy Standard: Where buildings have net zero energy consumption, meaning the total amount of energy used by the building on an annual basis is equal to the amount of renewable energy created on the site.

Net zero operational energy: A building where no fossil fuels are used. All energy use has been minimised, it meets the local energy use target (measured as kWh/m² /year) and all energy use is generated on or off-site using renewable energy that demonstrates additionality (procurement of renewable energy which results in new installed renewable energy, which would not have otherwise taken place) Any residual direct or indirect emissions from energy generation and distribution are 'offset'.

Net zero whole life carbon building: Where the sum total of all related greenhouse gas emissions, both operational and embodied, over the



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entire life cycle are minimised, meet local carbon, energy and water targets, and with residual 'offsets', equals zero.

Non-designated heritage assets: Buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Operational carbon/energy of a building: An account of the greenhouse gas emissions arising from all energy consumed by the building in-use, over its life cycle.

Older people: People aged 55 or over, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for 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.

Passivhaus: A quality assurance certification process for the design and construction of low energy buildings.

Passivhaus Enerphit: The Passivhaus Certified standard for retrofitting energy efficiency measures in existing dwellings.

Placemaking: Placemaking is a multi-faceted approach to the planning, design and management of public spaces. Placemaking capitalises on a local community's assets, inspiration, and potential, with the intention

of creating public spaces that promote people's health, happiness, and well-being.

Planning Inspectorate: The Planning Inspectorate for England and Wales is an executive agency of the Department for Communities and Local Government. It holds independent examinations to determine whether or not DPDs are 'sound' and handles planning and enforcement appeals.

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance: Planning guidance published by government to provide more detail to the policies set out in the National Planning Policy Framework. Where the Planning Practice Guidance is referred to it refers to current guidance and any subsequent relevant guidance.

Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.



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Primary Shopping Areas: Defined area where retail development is concentrated.

Private wire connections: Electricity delivered between a connection from a renewable energy generator directly to the consumer, without the need for exporting all of the energy generated to the grid.

Rain garden: Rain gardens are achieved by creating a shallow area of ground or dip, planted with plants that can stand waterlogging for up to 48 hours at a time. They infiltrate run-off from roofs and other hard surfaces after downpours of rain, soaking up and storing surplus water and reducing the amount that runs into drains and thereby helping to prevent flooding.

Ramsar Sites: Internationally important wetland sites, which are especially valuable as a waterfowl habitat. They are designated under the Ramsar convention on wetlands of international importance.

Renewable energy: Energy generated from the sun, the wind, water and plant material (biomass).

Rural building: All buildings outside of settlement boundaries other than permanent dwellings (including associated garages and outbuildings used for residential purposes within the curtilage of a dwelling) and buildings on existing or safeguarded employment sites, quarry or waste sites. Primarily this is likely to be agricultural buildings.

Rural Exception Sites: Sites within rural areas which wouldn't otherwise be released for housing to be developed to meet identified local affordable housing needs.

Scheduled Monument: Archaeological sites, monuments or buried remains of national importance, designated by the government.

Section 106 Agreement: Section 106 of the 1990 Town and Country Planning Act allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. They are used to support the delivery of services or infrastructure such as transport, recreation, education and affordable housing. Once adopted CIL will partially replace and supplement the S106 system, but S106 agreements will continue for site-specific mitigation of development.

Self Build: Self-build is when someone directly organises the design and construction of their own new home.

Sequential Test: A policy test required to ensure development is steered to the areas with lowest flood risk from any source, taking into account current and future risk.

Settlement boundary: The area of a settlement within which specific development policies apply. Settlement boundaries do not necessarily include all of the town or village, and are defined on the Policies Map.

Site of Special Scientific Interest (SSSI): A site identified under the Wildlife and Countryside and Rights of Way Act 2000 as an area of special interest by reason of its flora, fauna, geological or physiographical features.

Social rented: Affordable rented housing owned and managed by local authorities and Registered Providers.



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Special Area of Conservation (SAC): A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.

Special Protection Areas (SPA): Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

Strategic Environmental Assessment (SEA): A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European SEA Directive requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.

Strategic gap: Areas of land which are protected from development between particular settlements which play an important role in helping to retain their separate identity and character.

Strategic Nature Areas (SNAs): Landscape scale areas of land that have been selected by Biodiversity South West as being important areas for the conservation and expansion of particular habitat types. These areas form part of the South West Nature map.

Strategic Site: Large site allocation relating to **Policy LP1** which requires a coordinated and comprehensive approach to planning and delivery, and infrastructure provision.

Supplementary Planning Document (SPD): Documents prepared as part of the Local Development Framework to provide additional guidance on how policies in the development plan will be implemented. They may include design guides and development briefs. They do not form part of the Development Plan.

Sustainability Appraisal (SA): The process of appraising the economic, environmental and social effects of a plan to allow decisions to be made that accord with sustainable development.

Sustainable development: Development which meets the needs of the present generation, without compromising the needs of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS): Sustainable drainage is a concept that takes account of long term environmental and social factors in decisions about drainage and is concerned with the quantity and quality of runoff, and the amenity value of surface water in the urban environment. SuDS provide an integrated approach to surface water design problems, which consider quality, quantity and amenity aspects equally.

Town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Transport Assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be 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 what measures will be need to be taken to deal with the anticipated transport impacts of the development.



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Transport Hub: Park and ride facilities.

Transport Statement: A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

Urban Heat Island: Where a built up urban area experiences much warmer temperatures than nearby rural areas.

Use Classes Order: The Town and Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or land. Within each class the use for another purpose of the same class does not require planning permission.

West of England: A geographic area comprising the North Somerset Council, Bristol City Council, South Gloucestershire Council, and Bath and North East Somerset Council administrative areas.

Wheeling: Where people require wheelchairs, mobility scooters and other wheel-based mobility aids to move around.

Whole life carbon of a building: The sum total of all building-related greenhouse gas emissions and removals, both operational and embodied over the entire lifecycle including its disposal.

