

Glossary of Planning Terms

Unfortunately the complexity and technical nature of the planning system can be a barrier to people becoming involved, particularly the use of acronyms and confusing terminology. Whilst we endeavour to keep our documents as clear and understandable as possible, there is still likely to be some content that is unfamiliar or for which further clarification is required. To provide some assistance on this we have included a glossary of key technical terms below. Furthermore help is available from the comprehensive glossary of planning, published on the Planning portal.

Key Terms

Adoption - The final confirmation of a development plan or Local Development Document status by a local planning authority (LPA).

Accessible Natural Greenspace Standards (ANGst) -a set of benchmarks for ensuring access to a variety of greenspaces near to where people live.

Affordable Housing - Social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.

Allocated – Land which has been identified on the Proposals Map (or inset map) for a specific form of development.

Amenity – Those qualities of life enjoyed by people which can be influenced by the surrounding environment in which they live or work. 'Residential amenity' includes for example, a reasonable degree of privacy, freedom from noise nuisance, air pollution etc. normally expected at home.

Ancillary – Use or development of a different subsidiary use, but which is related to and often found in association with primary use or development.

Annual Monitoring Report (AMR) - A report on how the Council is performing in terms of the Local Development Framework. Includes review of The Local Development Scheme timetable and monitoring of success of Development Plan Document policies.

Area Action Plan (AAP) - A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration). There are no Area Action Plans in Sedgemoor's Third Revision Local Development Scheme.

Area of Outstanding Natural Beauty (AONB)- A statutory landscape designation to recognise, conserve and enhance landscape of national importance.

Aquifer – Underground layer (stratum) of rock in which water naturally occurs. Water for human use may be extracted by means of wells or boreholes.

Biodiversity - The range of life forms which constitute the living world, from microscopic organisms to the large trees, animals, their habitats and the ecosystem in which they live.

Biodiversity Action Plan (BAP) - An internationally recognized program addressing threatened species and habitats and is designed to protect and restore biological systems.

Brownfield Land - Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. (does not include agricultural buildings)

Built Environment –Surroundings which are generally built up in character. The collection of buildings, spaces and links between them which form such an area.

Climate Change - Climate change refers to the build up of man-made gases in the atmosphere that traps the sun's heat, causing changes in weather patterns on a global scale. The effects include changes in rainfall patterns, sea level rise, potential droughts, habitat loss, and heat stress.

Coastal Change Management Area - Areas identified likely to be affected by physical changes to the coast.

Commercial Centre – the centre of larger market towns where there is a concentration of shops and other services which cater for customers for a group of nearby settlements.

Community and Cultural Facilities – Services available to residents in the immediate area that provide for the day-to-day health, welfare, social, educational, spiritual, recreational, leisure and cultural needs of the community. Includes village halls, post offices, doctor's and dentists' surgeries, recycling facilities, libraries and places of worship.

Community Infrastructure Levy (CIL) - Levy on development proposed by the government to fund infrastructure to support housing and economic growth.

Community Strategy - A long-term vision for improving the quality of people's lives, with the aim of improving economic, social and environmental well being of the area and contribute to the achievement of sustainable development.

Commuted Payment/Sum – Either a payment made by a developer to the local planning authority (usually secured by means of Planning Obligation) to fund provision of a facility needed to serve a development, but to be built or provided elsewhere or in some way other than by the developer, or a one off payment by a developer to another body to enable it to adopt a facility.

Comparison Goods – Household or personal items which are more expensive and (often) larger than convenience goods and are usually purchased after comparing alternative models/types/styles and price of item (eg clothes, furniture, electrical appliances). Such goods generally are used for some time.

Conservation Area – Are of special historic and/or architectural interest which is designated by the local planning authority as being important to conserve and enhance. Special planning controls apply within these areas.

Construction Environmental Management Plan - sets-out the framework and requirements for the management of environmental impacts associated with the construction phase of the project

Convenience Goods – Items bought for everyday needs. Includes food and other groceries, newspapers, drink and tobacco and chemist's goods. Generally such goods are used or consumed over a relatively short period.

Core Strategy - A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy. It comprises of a spatial vision and strategic objectives, a spatial strategy, core policies and a monitoring and implementation framework.

County Wildlife Site – Wildlife habitat identified and designated as being of particular local interest of importance but is not of sufficient national merit to be declared as an SSSI.

Curtilage – The area of land associated with a building. The curtilage of a dwellinghouse is normally its garden and the curtilage of a commercial building its ancillary open areas such as for parking/services and landscaping.

Development – Defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land' (see also Permitted Development).

Development Brief – See Supplementary Planning Guidance.

Development Consent Obligation -see S106 Agreements (S106)

Development Consent Order - Applicants promoting nationally significant infrastructure projects in the fields of energy, transport, water and waste will apply for a 'development consent order' rather than for planning permission under the Planning Act. A development consent order, when issued, combines the grant of planning permission with a range of other consents that in other circumstances have to be applied for separately, such as listed building consent. All applications for development consent orders will be made to the Infrastructure Planning Commission (IPC).

Development Management Policies - A suite of criteria-based policies to ensure that all development within the areas meets the spatial vision and spatial objectives. Sedgemoor has decided to include these in the Core Strategy document.

Development Plan - A document setting out the local planning authority's policies and proposals for the development and use of land and buildings. It is the starting point for the determination of planning applications.

Development Plan Document (DPD) - A Local Development Document that has development plan status and is subject to community involvement and Independent examination. It outlines the key development goals of the local development framework and includes the core strategy, site allocations and area action plans.

Early Engagement - A very early stage for consultation and community involvement, when interested parties can comment on aspects of the local authority's spatial planning, from this input the first Issues and Options consultation are formulated.

Employment Land (B1, B2, B8) - Land used, with planning permission, or allocated in a development plan principally for offices, research and light industrial (B1), general industrial (B2) and storage /distribution (B8) uses.

Environmental Impact Assessment (EIA) - The process by which information is collected on the environmental impact of a project. This is then taken into account by the local planning authority when determining an application for planning permission.

Environmental Statement- Written statement, required to be submitted by the applicant with certain kinds of planning application.

Evidence Base - The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

Exception Test - In addition to the Sequential Test and in accordance with PPS25, to ensure that development is permitted in flood risk areas in exceptional circumstances only.

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.

Greenfield Land - Land (or a defined site) usually farmland, that has not previously been developed.

Ground Water Source Protection Zones - An integral part of land surface zoning within the Environment Agency's Policy and Practice for the Protection of Groundwater.

Habitat Action Plan (HAP) - A target programme of management measures aimed at maintaining/restoring a specific habitat.

Glossary taken from Sedgemoor Core Strategy -
<http://www.sedgemoor.gov.uk/CHttpHandler.ashx?id=9260&p=0>

Habitat Regulations Assessment -document to determine impacts on nearby Natura 2000 sites.

Health Impact Assessment - A combination of procedures, methods and tools by which a policy, program or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population

Housing Needs Survey - Assessment of housing needs in the local area. This plays a crucial role in underpinning the planning policies relating to affordable housing and housing location.

Infill Development – Small scale development filling a gap within an otherwise built up frontage.

Infrastructure – The network of services to which it is usual for most buildings to be connected. It includes physical services serving the particular development (eg gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc.

Issues and Options -Produced relatively early as part of the preparation of Development Plan Documents and used for consultation and community involvement.

Landscape Character Assessment - Identifies areas with similar features or qualities, mapping and classifying them and describing their character. It is based on an understanding of landscape character and of the natural, historic and aesthetic factors that combine to create local distinctiveness.

Legal Agreement – see Section 106 Agreements (S106).

Listed Building –A building of special historical and/or architectural interest considered worthy of special protection and included and described in the statutory list of such buildings.

Local Development Document (LDD) - Any document within the Local Development Framework. These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). Local Development Documents collectively deliver the spatial planning strategy for the local planning authority's area.

Local Development Framework (LDF) - The portfolio of Local Development Documents which collectively delivers the spatial planning strategy for the area.

Local Development Scheme (LDS) - A document that sets out what Local Development Documents are to be produced and the timetable for their production.

Local Nature Reserve - Area of botanical or wildlife interest where access and use by local people is encouraged through designation by the local authority.

Local Transport Plan (LTP) - A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.

Major Development - For residential - 10 or more dwellings or a site area of 0.5 hectares or more. For other uses- the floorspace to be built is 1000 square metres or more, or where the site area is 1 hectare or more.

Major Infrastructure Projects - Major or 'nationally significant' infrastructure projects for energy, transport, water and waste.

Mitigation Measures - Any works or actions required to be carried out by developers to reduce the impact of the development on the surrounding environment or to address particular environmental effects which would otherwise make that development unacceptable.

Monitoring – Regular collection and analysis of relevant information in order to assess the outcome and effectiveness of policies and proposals and to identify whether they need to be reviewed or altered.

National Policy Statements (NPS) - Provides national policy guidance for matters that are considered to be of environmental importance, for example the coastal environment

Nationally Significant Infrastructure Projects - Major infrastructure developments, such as proposals for power plants, large renewable energy projects, new airports and airport extensions, major road projects etc.

Natura 2000 - An ecological network of protected areas in the territory of the European Union.

Passive Solar Energy - Energy provided by a simple architectural design to capture and store the sun's heat. An example is a south facing window in a dwelling.

Permitted Development – Certain categories of minor development as specified in the General Permitted Development Order, which can be carried out without having first to obtain specific planning permission.

Photovoltaic Cells - Technological component of solar panels that capture energy from the sun and transform it into electricity for use in homes and businesses

Planning Obligations – See Section 106 Agreements.

Planning Policy Statements (PPSs) - Sets out the Government's national land use planning policies (replaces Planning Policy Guidance)

Preferred Options Document - Produced as part of the preparation of Development Plan Documents and part of the consultation and community involvement process. The latest version of PPS12 has now removed this stage as a formal requirement.

Proposals Map - A component of a Local Development Framework and an important part of the development plan, or Development Plan Document itself, showing the location of proposals in all current Development Plan Documents, on an Ordnance Survey base map.

Protected Species - Any species (of wildlife etc) which, because of its rarity or threatened status is protected by statutory legislation.

Public Realm - Any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities.

Ramsar Sites - A term adopted following an international conference, held in 1971 in Ramsar in Iran, to identify wetland sites of international importance, especially as waterfowl habitat.

Regional Spatial Strategy (RSS) - The Regional Spatial Strategy for the South West has been revoked. However, it was a strategy for how the region should look in the future. Identifies the scale

Glossary taken from Sedgemoor Core Strategy -

<http://www.sedgemoor.gov.uk/CHttpHandler.ashx?id=9260&p=0>

and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, minerals and waste treatment and disposal.

Registered Social Landlords - Independent housing organisations, including trusts, co-operatives and companies, registered under the Housing Act 1996

Renewable Energy – In its widest definition, energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc.

Retail Assessment – An assessment which may be required in connection with major retail purposes assessing the likely effect of the proposals on patterns of trades and the viability and vitality of existing retail centres.

Saved Policies - Plans and policies that were originally in the Local Plan but are still relevant in the current spatial environment and, therefore, remain current policy.

Scheduled Ancient Monument –Ancient structure, usually unoccupied, above or below the ground, which is preserved by order of the Secretary of State.

Section 106 Agreements (S106) - Allows a Local Planning Authority to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue (often to fund necessary improvements elsewhere).

Sequential Approach/Test -A planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

Sequential Test (Flooding) -A test carried out in accordance with PPS25 to demonstrate that certain land is appropriate to develop as has less flood risk, after alternative sites have been ruled out..

Shoreline Management Plan -A document which sets out a strategy for coastal defence for a specified length of coast taking account of natural coastal processes and human and other environmental influences and needs.

Site of Special Scientific Interest (SSSI) -Site or area designated as being of national importance because of its wildlife plants or flower species and/or unusual or typical geological features. SSSIs are identified by Natural England and have protected status.

Site Allocations Document- Allocations of sites for specific or mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual proposals.

Soundness -To be considered sound, a Development Plan Document must be justified (founded on robust and credible evidence and be the most appropriate strategy) and effective (deliverable, flexible and able to be monitored). This is consistent with PPS12.

Spatial Diagram - A map to illustrate the broad locations of future development and found within the Core Strategy.

Spatial Planning - Brings together and integrates policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.

Spatial Strategy -A 'spatial' vision and strategy specific to the area.

Special Areas of Conservation (SAC) - Sites of European nature conservation importance designated under the Habitats Regulations.

Special Protection Area (SPA) - A site designated under the European Commission Directive on the Conservation of Wild Birds.

Species Action Plan (SAP) - A framework for conservation of particular species and their habitats.

Strategic Environmental Assessment - A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.'

Strategic Flood Risk Assessment (SFRA) - Provides information about flood risk throughout the area of the Local Planning Authority (LPA), either individually or combined with neighbouring LPAs. The SFRA will consider the effects of climate change on river and coastal flooding, identify the risk from other sources of flooding, and consider appropriate policies for development in or adjacent to flood risk areas.

Strategic Housing Land Availability Assessment (SHLAA) - An assessment of land availability for housing.

Strategic Housing Market Assessment (SHMA) -An assessment of housing need and demand within a housing market area.

Statement of Community Involvement (SCI) - Sets out the standards which authorities will achieve with regard to involving communities in the preparation of Local Development Documents and development control decisions.

Supplementary Planning Document (SPD) - A Local Development Document that does not have development plan status and does not have an independent inquiry. Must be linked to policies or proposals in a Development Plan Document.

Supplementary Planning Guidance (SPG) - Additional advice issued by the Local Planning Authority expanding its statutory policies. To be replaced by Supplementary Planning Documents.

Sustainability Appraisal - An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

Sustainable Development - Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage System – Efficient drainage system which seeks to minimise wastage of water including the use of appropriate groundcover to enable maximum penetration of clean water run- off into the ground and, where appropriate, recycling grey water within the development. Designed to minimise the impact of development on the natural water environment.

Travel Assessment – An assessment which may be required in connection with major development proposals which looks at how people are likely to access the development and its effects on travel patterns. It will also look at how any undesirable consequences can be mitigated. It should consider

how access on foot, by cycle or public transport can be promoted and how access on foot, by cycle or public transport can be promoted and how demand for car parking can be minimised.

Use Classes Order - A statute that groups uses into various categories and which specifically states that permission is not required to change from one use to another within the same class:

A1 -Shops;

A2 - Financial and Professional Services;

A3 - Restaurants and Cafes;

A4 - Drinking Establishments;

A5 - Hot Food Takeaway;

B1 - Business;

B2 - General Industrial;

B8 - Storage and Distribution;

C1 - Hotels;

C2 - Residential Institution;

C3 - Dwelling Houses;

C4 - Houses in Multiple Occupation;

D1 - Non- Residential Institutions;

D2 - Assembly and Leisure.

Sui Generis - Certain uses that do not fall within any use class.

Water Framework Directive -A European Directive that aims to establish a framework for the protection of inland surface waters (rivers and lakes), transitional waters (estuaries), coastal waters and groundwater.