

## **Appendix F**

### **GLOSSARY OF PLANNING TERMS**

*Important Note: This glossary does not provide legal definitions, but acts as a guide to key planning terms.*

#### **Affordable Housing**

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.

#### **Affordable Housing Viability Study**

A viability statement to inform the consideration of options for affordable housing policies.

#### **Air Quality Management Areas**

Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. The aim of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there.

#### **Amenity**

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

#### **Amenity Green Space**

Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality.

#### **(Scheduled) Ancient Monument**

A building or structure above or below ground whose preservation is of national importance and which has been scheduled by the Secretary of State for Culture, Media and Sport because of its historic, architectural, or traditional artistic or archaeological interest.

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

A report submitted to the government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

#### **Area of Great Landscape Value (AGLV)**

A local landscape designation for an area considered to have high visual quality complementing areas designated as Areas of Outstanding Nature Beauty (AONB). In 1958, 1971 and 1984 Surrey County Council designated parts of the County as AGLV. For much of the area in Waverley the AONB and AGLV designations are

contiguous, however there are areas where the AGLV designation extends beyond the AONB.

### **Area of Outstanding Natural Beauty (AONB)**

Areas of Outstanding Natural Beauty (AONBs) are areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. Natural England has a statutory power to designate land as Areas of Outstanding Natural Beauty under the Countryside and Rights of Way Act 2000.

### **Area of Special Environmental Quality**

An area designated in the Local Plan 2002, designed to protect the special character of the towns.

### **Area of Strategic Visual Importance (ASVI)**

This designation affects certain areas of land around Farnham, Godalming, Haslemere and Cranleigh. The areas affected are designated because they are considered to play an important role in preventing the coalescence of settlements or because they are areas of open land that penetrate into the urban area like a green lung. They are considered to be 'strategic' because of the role they play in maintaining the character of Farnham, Godalming, Haslemere and Cranleigh.

### **Biodiversity**

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

### **Biomass**

Living matter within an environmental area, for example plant material, vegetation, or agricultural waste used as a fuel or energy source.

### **BREEAM (British Research Establishment Environmental Assessment Method)**

The leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

### **Brownfield Land and Sites**

**See:** Previously Developed Land

### **Building a Greener Future**

This policy statement confirms the Government's intention for all new homes to be zero carbon by 2016 with a major progressive tightening of the energy efficiency building regulations - by 25 per cent in 2010 and by 44 per cent in 2013 - up to the zero carbon target in 2016.

## **Building Regulations**

The Building Control Service is responsible for the application and enforcement of the Building Regulations 2000. The main purpose of the Regulations is to ensure the health and safety of people in or about buildings. They are also concerned with energy conservation and with making buildings more convenient and accessible for people with disabilities.

## **Buildings of Special Architectural or Historic Interest**

A list of these is compiled by the Secretary of State for Culture, Media and Sport in accordance with Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A specific form of consent known as 'Listed Building Consent' is required for their alteration, extension or demolition. **See also:** Listed Building.

## **Circulars**

Documents issued by government departments, containing advice and current policy.

## **Climate Change**

Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

## **Code for Sustainable Homes**

A new national standard for sustainable design and construction of new homes launched in December 2006. The Code measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package, and minimum standards are set for energy and water use at each level.

## **Combined Heat and Power (CHP)**

The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.

## **Commercial Land**

**See:** Industrial and Commercial Land

## **Communities and Local Government**

**See:** Department for Communities and Local Government

## **Community Infrastructure Levy (CIL)**

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

## **Community Strategy**

**See:** Sustainable Community Strategy

## **Conservation Areas**

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

## **Core Strategy**

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area. (See also: Development Plan Documents.)

## **Deliverable**

### **Density**

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

## **Department of Communities and Local Government (DCLG)**

The Government Department that sets policy on supporting local government; communities and neighbourhoods; regeneration; housing; planning, building and the environment; and fire.

## **Developable**

### **Development**

Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land."

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

Development Plan Documents (DPDs) are prepared by local planning authorities and form an essential part of the Development Plan, outlining the key development goals. Once adopted, development control decisions (see definition above) must be made in accordance with them unless material considerations indicate otherwise. Development Plan Documents include the core strategy and, where needed, area action plans.

## **Edge of Centre (taken from the NPPF)**

For retail purposes, a location that is well connected and up to 300 metres of 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.

## **Employment Land Review**

Assessment of the supply of, and demand for employment land within Waverley.

## **Evidence Base**

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Local Development Documents, including physical, economic, and social characteristics of an area.

## **Examination**

The Core Strategy DPD is subject to independent examination. This considers two matters of legal compliance and soundness. To be considered 'sound' a Core Strategy should be justified, effective and consistent with National Policy.

## **Farnham/Aldershot Strategic Gap**

**See:** Strategic Gap

## **Flood plain**

Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

## **Green Belt**

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to check the unrestricted sprawl of large built up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land.

## **Green Infrastructure**

A strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

## **Greenfield Sites**

Land (or a defined site) outside defined settlement boundaries that has not previously been developed. **See:** Definition of Previously Developed Land (as outlined in the NPPF)

## **Gypsy and Traveller Accommodation Assessment (GTAA)**

A survey of current Gypsy, Traveller and Travelling Showpeople facilities and needs.

## **Habitats Regulation Assessment**

A Habitats Regulations Assessment (HRA) tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

## **Healthchecks**

The Market Town Healthchecks were an initiative of the former Countryside Agency and are part of a national toolkit that has been designed to help local people assess the economic, environmental and social strength of their towns and to work out what needs to be done to overcome any problems.

## **Heritage Assets**

Parts of the historic environment which have significance because of their historic, archaeological, architectural or artistic interest.

## **Housing Needs Register**

The Housing Register is the list of households who would like to be housed in Council or Housing Association properties in Waverley.

## **In Centre**

The primary shopping area as shown on the Proposals Map.

## **Industrial and Commercial Land**

This includes development classified as B1-B8 (inclusive) in the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006 and other commercial uses, such as those classified under Sui-Genesis.

## **Infrastructure Delivery Plan (IDP)**

A document which identifies future infrastructure and service needs for the Borough over the Core Strategy Plan period.

## **Landscape Appraisal**

A method of assessing appearance and essential characteristics of a landscape.

## **Landscape Character**

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

## **Lifetime Homes Standards**

Criteria developed to help house builders produce new homes flexible enough to deal with changes in life situations of occupants (e.g. caring for young children, temporary injuries, declining mobility with age.)

## **Listed Building**

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

### **Local Development Documents (LDDs)**

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). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

### **Local Development Scheme**

A project plan which is made available to the public, identifying the documents to be produced, in what order and when. It identifies, with a timetable what documents are to be produced to make up the Development Plan.

### **Local Geological Sites (previously Regionally Important Geological/geological Site (RIGS))**

Local Sites are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites. The term Local Geological Site (previously Regionally Important Geological/geological Site (RIGS)), as recommended in the Defra Local Sites Guidance (2006), is now widely adopted.

Local Geological Sites are selected by voluntary geoconservation groups, such as RIGS Groups and Geology Trusts, which are generally formed by county or unitary authority area in England.

### **Local Nature Reserve (LNR)**

A habitat of local significance for nature conservation.

### **Local Plan**

A development plan prepared by district and other local planning authorities.

### **National Nature Reserve (NNR) (from Natural England)**

NNRs were initially established to protect sensitive features and to provide 'outdoor laboratories' for research. Their purpose has widened since those early days. As well as managing some of our most pristine habitats, our rarest species and our most significant geology, most Reserves now offer great opportunities to the public as well as schools and specialist audiences to experience England's natural heritage.

### **National Planning Policy Framework (NPPF)**

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

### **National Planning Practice Guidance (NPPG)**

## **Natura 2000**

A European network of protected sites which represent areas of the highest value for natural habitats and species of plants and animals which are rare, endangered or vulnerable in the European Community. The Natura 2000 network includes two types of area: Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

## **Neighbourhood Plans**

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

## **Out of Centre**

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

## **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
- 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.

## **Proposals Map**

Part of the Local Development Documents that identify areas that should be protected, safeguarded sites in the Minerals and Waste Development Framework and areas to which specific policies apply.

## **Ramsar Sites**

Wetlands of international importance, designated under the Ramsar Convention, an international agreement signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands.

Wetlands are defined as areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres.



## **Registered Parks & Gardens**

A national record of the historic parks and gardens which make such a rich and varied contribution to our landscape. This record, known as the *Register of Parks and Gardens of special historic interest in England* and now containing nearly 1450 sites, was established, and is maintained by, English Heritage.

## **Registered Social Landlords (RSLs)**

Registered Social Landlords are government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.

## **Renewable Energy**

Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

## **Suitable Alternative Natural Greenspace (SANG)**

Green space used as mitigation or avoidance to reduce recreational use of the Thames Basin Heaths Special Protection Area.

## **Saved Policies**

Policies within unitary development plans, local plans and structure plans that are 'saved' for a time period during the production of policies in Local Development Documents, which will eventually replace them.

## **Scheduled Monuments**

**See:** Ancient (scheduled) monuments

## **Sites of Nature Conservation Importance (SNCI)**

Locally important sites of nature conservation. These are adopted in local development plan documents.

## **Sites of Special Scientific Interest (SSSI)**

The country's very best wildlife and geographical sites, designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England. They include some of the most spectacular and beautiful habitats. A large proportion of the total area of these sites in England are also internationally important for their wildlife, and designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites.

## **Special Area of Conservation (SAC)**

Areas which have been given special protection under the European Union's Habitat Directive. They provide increased protection to a variety of wild animals, plants and habitats.

### **Special Protection Areas (SPA)**

Sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

### **Statement of Community Involvement (SCI)**

The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.

### **Strategic Environmental Assessment (SEA)**

A system of incorporating environmental considerations into policies, plans and programmes.

### **Strategic Flood Risk Assessment (SFRA)**

A SFRA should be carried out by the local planning authority to inform the preparation of its Local Development Documents (LDDs), having regard to catchment-wide flooding issues which affect the area. Policies in LDDs should set out requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan.

### **Strategic Housing Land Availability Assessment (SHLAA)**

A study that provides information on housing land supply.

### **Strategic Housing Market Assessment (SHMA)**

Assessment of the local housing market, which studies the supply and demand of housing, housing and planning policies, the need for affordable housing and the affordability of the local housing market.

### **Supplementary Planning Documents**

A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

### **Sustainability Appraisal (including Environmental 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 Community Strategy**

This sets out the strategic vision for a place and is linked to regional strategies. All Local Authorities are required to produce a SCS in consultation with their local communities and the Local Strategic Partnership.

## **Sustainable Drainage Systems (SUDS)**

Alternatives to the traditional ways of managing runoff from buildings and hard standings. They are designed to improve the rate and manner of absorption by water of hard and soft surfaces, in order to reuse the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.

## **Thames Basin Heaths Special Protection Area**

**See:** Special Protection Areas

## **Village Design Statements (VDS)**

Village Design statements are produced by communities to identify local character and set out design guidance to help guide new development.

## **Windfall Site**

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

## **Zero-carbon Home**

Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.

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## Source of Information

Where possible explanations of terms are taken from the National Planning Policy Framework. Alternatively, the explanation of planning terms is taken from a range of sources, including Waverley Local Plan 2002, Planning Portal, South East Plan, Office of National Statistics (ONS) and Communities and Local Government.