

# Tisbury and West Tisbury Neighbourhood Development Plan



Appendix 18 - A Glossary of Planning Terms  
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*Additional planning terms can be found in Annex 2 of the [2018 National Planning Policy Framework](#)*

## Affordable housing

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 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.

## 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 tranquility.

## (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.

## Area of Outstanding Natural Beauty (AONB)

AONB's 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.

## Article 4(2) Direction

An Article 4 Direction may be issued by the Council in circumstances where the danger of the erosion of the character of the areas requires specific control over development. The effect of such a Direction is to remove the usual permitted development rights, thereby necessitating a planning application to be made. It can include for example any proposals to replace windows, doors, roof and can restrict the construction of a porch or extension, the painting of the external surfaces or the removal of chimney stacks.

## 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.

## Brownfield Land and Sites

See: Previously Developed Land.

## 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.

## 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.

## 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.

Conservation areas are designated by the local authority and designation is the recognition of an area's special qualities, which the council intends to safeguard as an important part of the district's heritage. It is the accumulation of an area's positive architectural or historic attributes, rather than the quality of its individual buildings, which makes it worthy of conservation area status. The attributes might include: the landscape setting of the area; the grouping of traditional buildings and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; historic boundaries; public realm; landmarks, views and vistas; and the present and former pattern of activities or land uses.

## Core Strategy (Local Plan)

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area. A development plan prepared by district and other local planning authorities. (See also: Development Plan Documents).

## 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.

## 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.

## 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.

## 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 defenses.

## 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. Green Infrastructure is a network of open spaces, including formal parks, gardens, woodlands, green corridors, waterways, street trees and open countryside that aims to deliver multiple benefits to people and wildlife.

## Greenfield Sites

Land (or a defined site) outside defined settlement boundaries that has not previously been developed.

## Habitats Regulations Assessment (HRA)

A 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.

## Heritage Assets

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

## 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.

## Landscape Appraisal

The process of applying set criteria to a particular landscape, landscape type or landscape feature.

## Habitats Regulation Assessment

A method of assessing adverse impacts on ecological networks and protected species or statutory areas of biodiversity.

## 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.

## 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 also buildings or permanent structures (e.g. barns) within its curtilage if they are directly associated with the subject of listing if not specifically mentioned in the listing description. Historic England is responsible for designating buildings for listing in England.

## Major Development

Major Development defined by the Town and Country Planning Act (TCPA) as 10 dwellings or more.

## 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. The 2012 version was revised in 2018.

## New Build

The construction of new houses or other buildings.

## Neighbourhood (Development) 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).

Under the National Planning Policy Framework (NPPF), the NDP can address the following issues:

- The type and quantity of housing, including where they should be built, e.g. site allocations; previously built upon land; or to allow development outside the formal development boundary,
- How they should be built, e.g. design and adhering to Conservation Area character zones,
- Protecting and enhancing the environment, e.g. addressing flood risk, supporting habitats, wildlife and the natural landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty (AONB),
- Promoting employment, e.g. including 'mixed development' of both housing and commercial development on a single site,
- Promoting less dependence on fossil fuels, through sustainable transport and energy, and

Promoting wellbeing through planning and design, e.g. protecting local play parks and ensuring adequate outside space.

## 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.

## Public Realm

The spaces between buildings accessible to the public, including the highway, green areas, squares etc.

## Regulation 14

Regulation (Reg) 14 of the Neighbourhood Plan (General) Regulations 2012 requires that a formal 6-week Consultation be carried out.

## Regulation 15

Requires a Consultation Statement to be submitted.

## Regulation 16

The statutory 6-week consultation period before a Neighbourhood Plan proceeds to examination.

## 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, Historic England.

## Renewable Energy

Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow/tides, biomass (wood), waste, or solar.

## Rural Exception Site

According to the National Planning Policy Framework (NPPF), rural exception sites are currently defined as "small sites used for affordable housing in perpetuity where sites would not normally be used for housing".

## Suitable Alternative Natural Greenspace (SANG)

Suitable Alternative Natural Green Space (SANG) is the name given to green space that is of a quality and type suitable to be used as mitigation for residential and where necessary, for tourism development.

## 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 (SAC's), Special Protection Areas (SPA's) or Ramsar sites (wetlands as defined by the Ramsar Convention (1971).

## 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. SEA is a mechanism for considering and communicating the impacts of an emerging plan, and potential alternatives in terms of key environmental issues. The aim of SEA is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts. SEA is undertaken to address the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations) which transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.

## 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.

## 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 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 storm water systems.

## The Wiltshire Biodiversity Action Plan (BAP)

The Wiltshire BAP was adopted in 2008 and was prepared by Wiltshire Wildlife Trust on behalf of the Wiltshire Biodiversity Partnership. It sets out Habitat Action Plans for a range of habitats. It is supplemented by a new Wiltshire and Swindon Landscape Conservation Framework to establish a more coherent, resilient ecological network of habitats.

## Townscape

The urban equivalent of landscape: the overall effect of the combination of buildings, changes of level, green spaces, boundary walls, colours and textures, street surfaces, street furniture, uses, scale, enclosure, views etc.

## WCS

Wiltshire Core Strategy

## 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.