

Appendix 2 – Glossary

Term Definition

Active Frontage

A street frontage which is consider 'Active' is one which has windows and doors fronting onto it, so that the comings and goings of the building / use can be seen, and so that the street or frontage can be surveyed from those within.

Affordable Housing

(NPPF Definition) Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as "low-cost market" housing, may not be considered as affordable housing for planning purposes.

Allocated Site

Allocated sites are identified within the NSDC Allocations and Development Management DPD (2013) which have been set aside for specific uses to meet the targets for the delivery of housing and / or employment.

Annual Monitoring Report (AMR)

This report monitors the Local Planning Authority's progress towards production of its Local Development Framework and the implementation of the strategies and policies already produced; specifically, those in the Core Strategy and the Allocations and Development Management DPD. The AMR will also be responsible, in part, for monitoring the Southwell Neighbourhood Plan.

Blue Infrastructure

The network of rivers, streams, ponds, and other water bodies which collectively form an interconnected network for the benefit of ecology and public enjoyment.

Brownfield or Previously Developed Land

Land that is classed as Brownfield is often known as previously developed land. This means that the land has been used prior to its current or proposed use. In many cases Brownfield land is despoiled, includes existing buildings or hard standing and may be contaminated. National policy guides development to Brownfield sites (see Greenfield).

British Standard

A standard employed by the British Standards Institute.

Buffer Strip

A strip of land to protect landscape screening, ecological, amenity and historically important vegetation from development. In the case of watercourses this is also a pollution prevention measure.

Community Asset

A building or service which is deemed to be of importance for the community and for the use and benefit of the community.

Community Infrastructure Levy (CIL)

The community infrastructure levy (CIL) is a new levy that Local Authorities can choose to charge on new developments in their area. NSDC have an adopted CIL charging scheme, and landowners and developers must pay the levy to the local council when delivering development. The charges are set by NSDC, based on the size and type of the new development. The money raised from the community infrastructure levy can be used to fund infrastructure that the Council, local community, and neighbourhoods need. In Southwell, the adoption of a neighbourhood Plan will ensure that 25% of all the levy raised will be returned to the Parish Council for spending on their identified projects.

Contextually Responsive Design/Vernacular

Design which takes account of its surrounding settings and existing development.

Development

Defined in planning terms under the 1990 Town and Country Planning Act. Broadly, it is considered to be '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'. Most, but not all, forms of development require planning permission.

Development Plan

This includes adopted Local Plans, Neighbourhood Plans, and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. In Collingham this is the NSDC Core Strategy, the Allocations and Development Management DPD and, when adopted, the Collingham Neighbourhood Plan.

Developer Contribution

Developer contributions are often referred to as Section 106 planning obligations but may not always be so. In many cases, these planning obligations provide a means of ensuring that developers contribute towards the infrastructure and services needed to make proposed developments acceptable in land-use planning terms. Contributions may be made as financial payments or as direct works on or off-site.

Greenfield

Land which has not previously been used for any type of previous use with the exception of agricultural use and forestry. In most cases this refers to 'green' fields at the edge of settlements formerly used as arable or pastoral farming. National policy guides development to previously developed or Brownfield site first before Greenfield will be released for development (see Brownfield)

Green Infrastructure

A network of fields, parks, allotments, open spaces, and street vegetation which collectively forms a network of green (living) within a town and landscape. Good green infrastructure networks have a mixture of different types of habitat and are well linked by corridors of trees, hedgerows, and other linear landscape features. Housing Needs Survey Housing needs surveys are undertaken to establish the need for affordable housing and market housing in a given area (usually a parish or town) and the type and mix of homes required to meet this need.

Heritage Asset

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

Infill Development

Use of land located within a built-up area that is currently not developed for further construction, especially as part of a community redevelopment or growth management program.

Infrastructure

The term infrastructure refers to the basic physical and organisation of structures and facilities needed for the operation of a society or community.

Landscape Character Area

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It is commonly associated with forms of geology, landform, soils, vegetation, land use and human settlement.

Localism Act

The Localism Act (2011) A feature introduced by central government containing a number of proposals to give local authorities new freedoms and flexibility, devolving power from local government to the community level.

Local Plan

The Local Plan expresses the vision, objectives, overall planning strategy, and policies for their implementation across the whole District. In the case of NSDC this refers to the 2011 Core Strategy and the 2013 Allocations and Development Management DPD (A&DM DPD). An amended A&DMDPD the amended DPD was submitted to the Secretary of State in January 2024. Local Planning Authority (LPA) A local planning authority is the local authority of council that is empowered by law to exercise statutory town planning functions for a particular area.

Landscape Scheme

The manner in which the landscape associated with development is to be treated. Local Wildlife Site – see LWS below. National Planning Policy Framework (NPPF) Guidance provided from central

government for local planning authorities and decisiontakers, on drawing up plans and making decisions about planning applications.

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) which sets out specific planning policies for the Parish. These constitute the primary policies for determining planning applications within that parish.

National Vegetation Classification (NVC)

A standard developed by UK conservation agencies for the classification of plant communities.

Public Realm

The space between buildings comprising the highways land, footpaths, and verges. These are often described as being 'hard' spaces but may include planting and green space.

Safeguarded Land

Land which has been set aside or identified for a defined future use – often for infrastructure projects or future growth. Development within safeguarded land is not normally considered appropriate unless it is associated with its 'safeguarded' use.

Section 106 Agreement or 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. Shared Surface An urban design approach which eliminates the barriers between vehicle and pedestrian space by removing edges and restrictive features (such as road markings and pavements).

Local Wildlife Sites (LWSs)

Places that are of at least County-level importance for the wildlife they hold. Nottinghamshire's LWSs are home to many rare and scarce species, and some are the last fragments of habitats that were once widespread and typical of the Nottinghamshire landscape. [Note Local Wildlife Sites (LWSs) were previously called Sites of Interest for Nature Conservation (SINCs)]

Sustainable Modes

Transportation types or modes which do not rely on the use of the private car. Walking, cycling, and public transport are all sustainable modes, with pedestrians and cyclists being counted as the most sustainable.

Statutory Consultee

A consultee that is required to be consulted on a planning application or emerging / draft plan. Statutory consultees often have a specific role or function within the wider environmental spectrum. Good examples are the County Council (highways, schools, flood risk), the Environment Agency (Ecology, Biodiversity, Flooding) and English Heritage (Heritage Assets)

Streetscene/Townscape

Elements which comprise the street environment, including roadways, pavements, street furniture etc.

Street Trees

Trees found within the street scene either as part of front gardens or within verges.

Sustainable Development

The Brundtland Report provides the accepted definition of sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (WCED, 1987). The principle of sustainable development may be broadly described as encompassing social, environmental, and economic issues, and also entailing concern with intra-generational and intergenerational themes.

Sustainable Urban Drainage (SUDs)

A series of processes and design features to drain away surface water in a sustainable manner.

Type and Tenure

Two terms which are inter-related and used to describe residential housing. Type refers to the size and scale of housing, either in terms of number of bedrooms or building form such as semi-detached or bungalows. Tenure refers to the ownership arrangements of the property. The most common is owner occupied market housing, but other common types include social rented, rented housing or shared ownership.

Use Classes Orders/Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Examples of use classes, include Shops (A1), General Industry (B2) and Dwelling House (C3).

Wildlife Corridor

A green corridor acting as a wildlife habitat itself and also connecting other dispersed habitats.