



**South
Derbyshire**
District Council
Planning Services



South Derbyshire Local Development Framework



South Derbyshire Local
Development Framework
(LDF)

Local Plan Part 1

Glossary

March 2014

South Derbyshire Changing for the better

Adopted Local Plan: The final confirmation of a development plan or Local Development Document having statutory status by a Local Planning Authority.

Adaption: A change or modification to suit new conditions or needs.

Affordable Housing: is non-market housing that includes Social Rented, Affordable Rented and Intermediate Housing (such as shared ownership) for those eligible households whose needs are not met by normal housing market. Properties are often managed by Housing Associations.

Affordable Housing Exception Site (or Rural Exception Site): a site which would not normally secure planning permission for housing due to being adjacent to a settlement boundary but is allowed for development solely for affordable housing.

Air quality Management Area: Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Ancient Woodland: Land that has had a continuous woodland cover since at least 1600 AD.

Annual Monitoring Report: A report which reviews the progress in the preparation of the Local Plan documents against the milestones set out in the Local Development Scheme and assesses the extent to which development plan policies are being achieved.

Biodiversity: Encompasses the whole natural world and living things, including plants, animals, microorganisms, bacteria from all ecosystems. This includes diversity within species, between species and of ecosystems.

Biomass: Biomass is biological material derived from living, or recently living organisms.

Building Research Establishment Environmental Assessment Method (BREEAM): Is an environmental assessment method and rating system for buildings. It sets the standard for best practice in sustainable building design, construction and operation.

Building For Life (BFL): A national standard for well-designed homes and neighbourhood.

Circular: A paper produced by Government to provide guidance and instruction.

Cross subsidy Exceptions Site: Are sites that would not normally secure planning permission, however development of the site is granted for both affordable and some private housing to allow the site to be viable.

Community Facilities: Facilities used by local communities for leisure and social purposes including community centres and meeting places, local shops, sports venues, leisure centres, cultural buildings, public houses, places of worship and play areas.

Climate Change: Long term change on weather patterns and increased global temperatures, which is likely to be caused by an increase in carbon emissions.

Code for Sustainable Homes: Is the national standard for the sustainable design and construction of new homes. It aims to promote high standard of sustainable design and reduce carbon emissions.

Community Infrastructure Levy (CIL): Is a levy that local authorities in England and Wales can choose to charge on new developments in their area. In areas where a Community Infrastructure Levy is in force, land owners and developers must pay the levy to the local council. The charges, set by the local council and independently examined, are based on the size and type of the new development. The money raised from CIL is used to fund the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area.

Conservation Areas: A conservation area is an area of special architectural or historic importance, the character of which it is desirable to preserve or enhance.

Consultation Statement: The document describes the consultations undertaken, outlines who consulted, how consultees were consulted, presents a summary of the main issues raised and explains how they have shaped the Local Plan.

County Wildlife Site: Are areas of land recognised as being at least county, sometimes national, importance for their nature conservation value; this is defined by the presence of important, distinctive and threatened habitats and species.

Core Strategy: The former name of a Development Plan Document that sets out the long term vision for a local authority area, along with objectives and policies. 2012 regulations now require Local Plans to be produced.

Density: The intensity of development within a given area, usually measured for housing in terms of dwellings per hectare.

Derby Urban Area (DUA): The urban area of Derby and planned extension to it in the administrative boundaries of Derby City, South Derbyshire and Amber Valley.

Developer Contributions: Monetary contributions which may be made by a developer as part of a legal agreement (S106 or CIL) when a planning permission is granted. The money is used to provide local facilities and infrastructure.

Development: Defined in 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 making of any material change on the use of any building or land”.

Development Management: The process of reviewing planning applications submitted by development companies, homeowners or businesses. The decision will normally be made in

accordance with the development plan, central government guidance and advice, and any other 'material considerations'. If the application is successful, planning permission will be granted and the development may go ahead.

Diversification: The establishment of new enterprise in rural locations often re-using rural buildings and land that is no longer used for agriculture.

East Midlands Regional Spatial Strategy (EMRSS): The EMRSS provided a broad development strategy for the East Midlands up to 2021. It set policies in relation to the development and use of land and formed part of the Development Plan for local authorities. The EMRSS was revoked in 2012.

Ecological Asset: Naturally occurring entities that provides environmental “functions” or services. Including those which have no economic values, but bring indirect uses, benefits, options and bequest benefits or simply existence benefits which cannot be translated into a present day monetary value.

Environment Agency: Public Body with the principle aim to protect and improve the environment and to promote sustainable development.

Evidence Base: The information and data gathered by local authorities to justify the soundness of the policy approach within the Local Plan and supporting documents.

Examination: Formal examination of the Local Plan and supporting documents by an independent inspector appointed by the Secretary of State to consider if the plan is sound.

Fit for Purpose: Being suitable for the intended use and easy to use. For example, sufficient and well-designed parking located close to people’s homes with spaces wide enough to get out of the car on both sides and also adequate storage space for bins, cycles and garden equipment within residential developments.

Flood Plain: Generally flat lying areas adjacent to a watercourse, tidal lengths if a river or the sea where water flows in times of flooding.

Geodiversity: The range of rocks, minerals, fossils, soils and landforms.

Green Belt: A statutory designation of land, which fundamental aim is to prevent urban sprawl by keeping land permanently open. The five purposes of Green Belt as set out in the National Planning Policy Framework are:

- To check the unrestricted sprawl of large built up areas
- To prevent neighbouring towns merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special characteristics of historic towns and

- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land

Green Infrastructure: The physical environment within and between cities, towns and villages. It is a network of multi-functional green spaces, including formal parks, open spaces, gardens, woodland green corridors and open countryside.

Greenfield Land: Land that has not been developed before or has returned to a natural state after being developed.

Gypsies and Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Gypsy and Traveller Accommodation Assessment (GTAA): The appraisal of accommodation needs for a broader definition of Gypsies and Travellers than defined above; the GTAA will include the needs of travelling showpeople or circus people (whether or not travelling together as such).

Habitats Regulations Assessment: This assessment is required to ensure that:

- A strategy or plan either alone or in combination with other plans or projects, would not have a significant effect on a European site, and
- Where the plan being produced is not directly connected with the management of the site for nature conservation.

Heritage Asset: A building or other structure of historic importance.

Highway: Road and/or footway.

Housing Market Area (HMA): Sub regional policy area designated within the revokes Regional Plan. Derby HMA is made up of South Derbyshire District Council, Derby City and Amber Valley Borough Council.

Housing Mix: The provision of a mix of house types, size and tenures on housing development sites.

Housing Need: Assessment of the suitability of present housing, the ability of households to afford market priced housing and requirements of future housing requirements.

Implementation: The delivery of measures that form part of a plan.

Independent Examination: Formal examination of the Local Plan by an independent planning inspector appointed by the Secretary of State to consider that the plan is sound.

Infrastructure: The network of communications and utility services such as drains, water, gas, electricity, roads and telecommunications required to enable the development of land. The term is also used to describe social and community services such as schools, public transport, shops and libraries.

Infrastructure Delivery Plan: A plan to implement the necessary social, physical and green infrastructure, required to create sustainable communities in line with a Local Plan.

Listed Building: A building of special architectural or historic interest. The planning (Listed Buildings and Conservation Area) Act 1990 gives the Department of Culture, Media and Sport on advice from English Heritage, powers to list buildings of special architectural or historical interest.

Local Centre: A group of shops and services which generally serve the immediate local area.

Local Development Framework (LDF): A collection of documents, providing the framework for planning the Local Authority Area and to guide planning decisions.

Local Distinctiveness: That which sets a locality of settlement apart from elsewhere.

Local Housing Needs Study: A study to help identify the specific housing needs of local people on a ward/parish basis.

Localism: The Localism Act (2011) introduced changes to planning system. The Act introduced localism which aimed to enable people to influence and get involved in decisions which affect them in a meaningful way.

Local Nature Reserve: Are places with wildlife or geological features that are of special interest locally. District and County Councils have the power to acquire, declare and manage Local Nature Reserves.

Local Plan: A Development Plan Document, which plans for the future development within an administrative area, drawn up by local planning authorities in consultation with communities and other stakeholders. South Derbyshire's Local Plan will be delivered into two documents: Local Plan Part 1 and Local Plan Part 2.

Local Wildlife Site: Are defined areas identified and selected locally for their nature conservation value. Their selection takes into account the most important, distinctive and threatened species and habitats.

Manual For Streets (Mfs): MfS (2007) provides design guidance that aims to put well-designed residential streets at the heart of sustainable communities. It demonstrates the benefits that flow from good design and assigns a higher priority to pedestrians and cyclists. Manual for Streets 2 (MfS2) (2010) is a companion guide to MfS and applies the

design principles more widely. MfS replaced the Design Bulletin 32 and Places, Streets and Movement.

Masterplan: Comprehensive plans for an area of development.

Material Consideration: A legal term describing a matter or subject which is relevant (material) in the determination of a planning application.

Major Development: For residential development this includes sites of 50 dwellings or more or sites of 1.5ha or more. For office and light industrial development 1500 sqm or more; for general industrial development 2500 sqm or more; for storage and distribution development 3000 sqm or more; for non-food retail 800 sqm or more and food retail 250 sqm or more.

Mitigation: Measures to avoid reduce or offset adverse effects of an external factor.

Monitoring: The collection and analysis of information to measure policy implementation.

National Forest: A national project for woodland creation, economic revival and tourism.

National Planning Policy Framework (NPPF): Document containing national policy on planning published in 2012.

Neighbourhood Development Plan: The Localism Act 2011 gave communities the power to established general planning policies for the development and use of land in a neighbourhood such as where new homes and offices should be built and what they should look like (within Neighbourhood Development Plan).

Open Space: All open space of public value, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity.

Pitch (Gypsy and Traveller Site): A designated place for a family of Gypsies or Travellers to live.

Phasing: Stages in the implementation of development, in a sequential manor.

Planning Permission: This is required before the carrying out of most development. To obtain planning permission a planning application must be made and determined by a Local Planning Authority.

Previously Developed Land (or brown field land): is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

The definition includes defence buildings, but 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 parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.
- 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 (to the extent that it can reasonably be considered as part of the natural surroundings).

Public Rights of Way: Are routes on which the public have a legally protected right to pass and re-pass.

Rail Freight: The use of rail to transport goods. **Regeneration:** The economic, social and environmental renewal/improvements to areas.

Registered Historic Parks and Gardens: Are parks and gardens of historic interest in England. The register is managed by English Heritage.

Renewable Energy: Energy produced by a sustainable source that avoids the depletion of earth's finite resources. Renewable energy sources include the sun, wind, ocean energy and biomass.

Residential Development: Any development of housing of various scales.

Safeguarding/safeguarded: To ensure that a particular feature is protected.

Secretary of State: Is the most senior Government Minister responsible for the work in his/her department. Department for Communities and Local Government are the department responsible for planning.

Section 106 Agreements: Is a legal agreement which Councils can be entered into with a developer where it is necessary to provide contributions to offset negative impacts caused by construction and development. Examples include the provision of affordable housing, new open space, and funding for school places.

Schedule Monument: Are nationally important archaeological sites or historic buildings which are given protection against unauthorised change.

Site of Special Scientific Interest (SSSI): A SSSI is one of the country's very best wildlife and/or geological sites. SSSIs include some of the most spectacular and beautiful habitats: wetlands teeming with wading birds, winding chalk rivers, flower-rich meadows, windswept shingle beaches and remote upland peat bogs.

Special Area of Conservation (SAC): Is an area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats.

Strategic Housing Market Assessment (SHMA): Is a key element on the Local Plan evidence base. It will analyse the housing market in depth advising on the types of housing needed in different areas and the amount and pattern of need for affordable housing – housing provided for sale and rent at below market prices.

Stakeholder: Anyone with an interest in the District such as a resident, employee, employer, and visitors.

Statement of Community Involvement (SCI): Is a document which sets out how the Council intends to engage and consult local communities and others in the preparation of the Local Plan and Development Management matters.

Statutory: A legal requirement.

Strategic Flood Risk Assessment: Is a strategic assessment of flood risk which identifies flooding from all sources across the district.

Sub Market Area: A sub regional market area below the Derby Housing Market Area such as those identified in the SHMA.

Submission: Submission of development plan documents (DPD), proposed for adapted to the Secretary of State.

Supplementary Planning Documents (SPD): Will cover development management policies in more detail. They will be used in the determination of planning applications.

Sustainability Appraisal (SA): A systematic review of the Districts Local Plan policies in order to evaluate their impacts on achieving sustainable development. The SA assesses the environmental, economic and social impacts of the Plan.

Sustainable Communities: Central Government refers to sustainable communities as 'places where people want to live and work now and in the future'.

Sustainable Development: The Brundland Report (1987) defines sustainable development as 'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. Sustainable Development encompasses social, environmental and economic issues.

Sustainable Urban Drainage (SUDS): Are a sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than what has been the conventional practice of routing run-off through a pipe to a watercourse.

Sustainable Travel/ Sustainable Transport: Usually means walking, cycling and public transport, which is generally less damaging to the environment than use of the private car.

Strategic Sites: Sites for housing, employment and infrastructure which play an important role in the delivery of the Local Plan objectives.

Transport Assessment/Travel Plan: An assessment to be submitted alongside planning applications for major development, which measures the potential transport impact of proposals and identifies the interventions needed to mitigate these and to encourage access by walking, cycling and public transport.

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently.

Trunk Road: Roads carrying strategic traffic that are under jurisdiction of the Highway Agency.

Undesignated Heritage Assets on the Local List: Undesignated heritage assets are those included on non-statutory lists maintained at county or district level, including buildings of historic interest on a local authority's "local list". They also include some archaeological sites, landscapes and buildings on the County Council Historic Environment Record, but where these are statutorily protected by listing or scheduling as well, their statutory protection takes precedence. The protection of undesignated heritage assets, to a degree proportional with their significance, is a material consideration when considering planning applications.

Urban Design Compendium: The Urban Design Compendium (2000) still stands as one of the most comprehensive and respected urban design guidance documents. The text provides guidance on the core urban design issues through the different stages of the project process, from assessment of overall context to deciding the detail of proposed developments. The Urban Design Compendium 2 (2007) builds upon this guidance and focuses on the processes needed to achieve the principles set out in the original document.

Viability: In general terms the economic circumstance which would justify development occurring.

Vibrant: A location which is alive with activity.

Vitality: In retail terms the capacity of a centre to grow and develop.

Watercourse: Includes rivers, stream, ditches, cuts, rains, passages and sewers (excluding public sewers) which water flows.

Walkable: An area where it is easy to walk from one point to another or from housing to local facilities and public transport.

Windfall site: Are sites that come forward unexpectedly and have not been identified for housing through the plan preparation process.

World Heritage Site: A site of international heritage interest inscribed by UNESCO (United Nations Educational, Scientific and Cultural Organisation).