

Community Right to Build
Guidance Note 7

Glossary of terms

January 2013



Whilst producing a Community Right to Build Order or reading guidance material there may be unfamiliar planning terms which you will need to understand or use. This glossary has been produced to help provide a definition or explanation to many of the commonly used terms.

Term	Definition
Adoption	The final confirmation of a development plan by Herefordshire Council.
Affordable housing	Housing to be provided that is considered affordable in relation to the price of general market housing.
Area of Outstanding Natural Beauty (AONB)	A formal designation of an area where planning control is based on the protection and enhancement of the natural beauty of the area.
Brownfield site	Land which is/or was occupied by a permanent structure (excluding agricultural/forestry buildings) and associated fixed surface infrastructure
Community Infrastructure Levy (CIL)	This is a charge levied on certain developments to pay towards the cost of local infrastructure that the local authority has identified.
Community Right to Build Order (CRtB)	A type of Development Plan which grants permission for specific developments without the need to go through the normal planning application process.
Community Right to Bid (CRtBid)	An initiative which gives community groups the opportunity to prepare and bid to buy private and public buildings and facilities which have been listed by the council as being assets of community value.
Community Right to Challenge (CRtC)	An initiative which allows community groups to bid to run a local authority service, either in full or in part, where they believe they can do so differently and better.
Conservation Area	An area of special architectural or historic interest whose character and appearance is preserved by stricter planning controls.
Consultation statement	A document which needs to be submitted to Herefordshire Council with your draft Community Right to Build. It sets out details of who was consulted, how they were consulted and the main issues and concerns raised and how they were addressed within the plan.
Core Strategy	A Development Plan Document which forms part of the Local Development Framework and sets out the vision and strategic policies for the county.
Environmental Impact Assessment (EIA)	Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.
European Site	Habitats which are protected for their importance to nature conservation, including SACs, RAMSAR and SPAs. There are only SACs within Herefordshire.
Evidence base	The background information that any development plan is based on and is made of studies on specific issues, facts about an area or views from stakeholders.

Glossary of terms

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Floodplain	This is identified as an area of land which floods from watercourses over spilling its banks.
Green infrastructure	A network of green spaces, and other environmental features, that can be designed and managed as multi-functional resources to provide a range of environmental and quality of life benefits for the local community. This can include parks, open spaces, woodlands, nature reserves, playing fields, allotments and private gardens.
Greenfield site	Land where there has been no previous development.
Historic park and garden	Gardens, parks and designated landscapes which area of national historical interest and which are included in English Heritage's Register of Parks and Gardens of special historical interest in England.
Habitats Regulations Assessment (HRA)	Habitats Regulations Assessment assesses the impact of implementing a plan or policy on international protected sites for nature conservation. In Herefordshire, this would apply to Special Areas of Conservation (SAC). This is to ensure that plans will not result in significant damage to protected wildlife sites.
Infrastructure	Basic services necessary for development to take place for example roads, water, education, health facilities.
Listed Building	Any building or structure which is included in the list of buildings of special architectural or historic interest.
Local referendum	A direct vote in which communities will be asked to either accept or reject a particular proposal/plan.
Local Transport Plan (LTP)	Plan that set out Herefordshire Council's policies on transport on a five yearly basis.
Local Development Framework (LDF)	The collection of documents which guide the future development in the county.
Material consideration	Factors which are relevant to planning such as sustainability, design and traffic impacts.
National Planning Policy Framework (NPPF)	National planning policy designed to make the planning system less complex and more accessible. Currently still in draft.
New Homes Bonus (NHB)	Money that the Government pays to local authorities to offset the cost of new housing developments.
RAMSAR site	An area that has been designated a 'wetland of international importance', which is designed to promote wetlands and use them wisely. This is named after the RAMSAR convention in 1971.
Site of Special Scientific Interest (SSSI)	SSSIs are the county's very best wildlife and geological sites. They include some of the most spectacular and beautiful habitats.

Glossary of terms

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Special Areas of Conversation (SAC)	SACs are site designated under the Habitats Directives on the conservation of natural habitats and of fauna and flora.
Special Protection Areas (SPA)	Special Protection Areas are sites designated under the Bird's Directive on the conservation of wild birds. All sites are SSSIs.
Stakeholder	People who have an interest in an organisation or process including residents, business owners and national organisations and government departments.
Statutory consultee	This is a body that Herefordshire Council must consult on plan and applications which could affect their interest. For example Highway Agency, Environment Agency.
Strategic Environmental Impact Assessment (SEIA)	An environmental assessment that is applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC).
Sustainability Appraisal (SA)	Assesses the environment, social and economic impact of a plan from the outset.
Sustainable communities	Places where people want to live and work, now and in the future. Communities that meet the needs of existing and future residents, are sensitive to their environment and contribute to a high quality of life.
Sustainable development	An approach to development that aims to allow economic growth without damaging the environment or natural resources.

Glossary of terms

Community Right to Build guidance notes available:

1. Getting Started
2. A guide to procedures
3. Producing a Community Right to Build Order
4. Setting up a community group
5. Funding
6. Environmental Impact Assessment
7. Glossary of terms

Glossary of terms