GLOSSARY OF TERMS

Affordable housing

Affordable housing historically has meant homes that were only available to rent and it has been defined by the Government as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. The Housing and Planning Bill presently (2015) passing through Parliament extends this definition to include starter homes which the Bill defines as a new-built property that must be sold to a first-time buyer below the age of 40 with a discount of 20% off the market value.

Area of Great Landscape Value (AGLV)

An area of countryside adjacent to the Area of Outstanding Natural Beauty that has not been given the national AONB designation but is considered by Surrey local authorities of great landscape value which merits protection.

Area of Outstanding Natural Beauty (AONB)

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation’s finest landscapes. AONB are designated by Natural England.

Brownfield Land and Sites

Previously developed land which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure.

Community Assets

The introduction of the Localism Act 2011 provided a new right for residents to nominate certain local public or privately owned buildings or land for recognition as an asset of community value. This is called a ‘Community Right to Bid’.

Once an asset is listed, the owner cannot dispose of it other than to a community interest group, without the community having six months to put together a bid to buy the asset. However, the owner of the asset does not have to sell it to the community and can appeal against our decision to list the asset. Owners are entitled to claim compensation from us if the listing of an asset results in the owner incurring a loss.

An asset of Community Value is one whose current use furthers the social well-being and interests of the local community or where a use in the recent past has done so. Nominated assets can be listed by a local authority.

Community Infrastructure Levy (CIL)

The charge payable by developers in certain circumstances. The proceeds of these are to be made available to local authorities, including parish councils, to support infrastructure expenditure.
The Community Infrastructure Levy came into effect in Tandridge on 1 December 2014.

Community Right to Bid
The Community Right to Bid will give community groups the right to prepare and bid to buy community buildings and facilities that are important to them. It came into effect on 21 September 2012.

Conservation Area
Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Core Strategy
The part of the Tandridge Development Plan that sets out the spatial vision and strategic objectives of the planning framework for the District.

CR3 Forum
A group set up by the Parish Councils, consisting of parish councillors and other residents, to enable residents to take part in the preparation of the Neighbourhood Plan.

Department for Communities and Local Government (DCLG)
The Government department with responsibility for planning, housing, urban regeneration and local government.

Flood Risk Assessment
An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered. Tandridge District Strategic Flood Risk Assessment supports the Core Strategy (2008).

Green Spaces
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. It often provides opportunities for activities such as sports and can serve other purposes such as reducing the noise from a busy road or providing shelter from prevailing winds.

Independent Examination
An examination of a Neighbourhood Plan carried out by an independent examiner appointed by the District Council. The Plan is checked for compliance with legislative and other requirements to ensure that it is suitable for submission to a local referendum. The Examiner’s findings are binding on the planning authority.
Infrastructure

The basic physical and organisational structure and facilities (communication, transportation, utilities, schools, health and social) needed for the operation of society or enterprise.

Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, plus any buildings or permanent structures within its curtilage.

Local Development Framework (LDF)

The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority’s local development documents.

Local Development Plan

A generic term for the Development Plan Documents (DPDs) that together define the planning policies for the district. In Tandridge District, the framework currently includes the Core Strategy (2008) and the Local Plan Part 2 (2014). The NPPF confirms that Neighbourhood Plans, once made, will be part of the Local Development Plan.

Local Green Spaces

Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map (‘designate’) green areas for special protection.

Local Plan

A term formerly used for a development plan (e.g. Tandridge Local Plan 2001). Some parts of these plans may continue to operate under specific transitional provisions.

Local Plan Part 1

The policy document which is intended to replace the Tandridge Core Strategy in 2017. It will contain the strategic planning policies for the District.

Local Plan Part 2

The policy document which supports the adopted Tandridge Core Strategy (which currently serves as Part 1 of the Tandridge Local Plan). It contains the detailed planning policies to be applied locally in the assessment and determination of planning applications over the period of the Local Plan (until 2029). It was adopted in July 2014.
Local Planning Authority

The local authority or council that is empowered by law to exercise planning functions. This is often the district council, as in the case of Tandridge. County Councils are the authorities for waste and minerals matters.

Metropolitan Green Belt

The Metropolitan Green Belt is a green belt area around London, as defined in statute. In Tandridge, there are approximately 23,300 acres of greenbelt land.

National Planning Policy Framework (NPPF)

A document issued by the Department for Communities and Local Government in 2011 which sets out the Government’s guidance on how local planning authorities should manage development in their area. All policies in other planning documents are expected to comply with the NPPF.

Neighbourhood Development Orders & Community Right to Build Orders

A Neighbourhood Development Order can grant planning permission for specific types of development in a specific neighbourhood area. A Neighbourhood Development Order can therefore:

- apply to a specific site, sites, or wider geographical area.
- grant planning permission for a certain type or types of development.
- grant planning permission outright or subject to conditions.

A Neighbourhood Development Order can be used to permit:

- building operations (e.g. structural alterations, construction, demolition or other works carried out by a builder).
- material changes of use of land and buildings; and/or
- engineering operations.

A Community Right to Build Order is a form of Neighbourhood Development Order that can be used to grant planning permission for small scale development for community benefit on a specific site or sites in a neighbourhood area.

A Community Right to Build Order can be used, for example, to approve the building of homes, shops, businesses, affordable housing for rent or sale, community facilities or playgrounds. Where the community organisation wishes to develop the land itself (subject to acquiring the land if appropriate), then the resulting assets can only be disposed of, improved or developed in a manner which the organisation considers benefits the local community or a section of it.

Neighbourhood Plan

A plan prepared under the Localism Act 2011 by a ‘qualifying body’. It contains policies for the
management of development in the ‘designated neighbourhood area’ (CR3 postcode area) that have equal weight with those of the District Council (Tandridge).

**Objectively Assessed Need (OAN)**

A term used in planning documents to represent a demand led need assessed with objective criteria based on facts and unbiased evidence.

**Open Space**

All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

**Permitted Development Rights**

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impact and to protect local amenity.

Permitted development rights are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015.

**Planning Permission**

Formal approval sought from a local planning authority allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications.

**Pre-Submission Plan**

The Neighbourhood Plan as issued for consultation before its submission to the local planning authority for independent examination. The consultation takes place for a minimum 6-week period under regulations 14 and 21 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

**Residents’ Survey**

A survey carried out as a preliminary stage of the Neighbourhood Plan in order to establish residents’ views, concerns and priorities for the future of the CR3 area.

**Secured by Design**

Established in 1989, Secured by Design (SBD) is the title for a group of national police projects focusing on the design and security for new & refurbished homes, commercial premises and car parks as well as the acknowledgement of quality security products and crime prevention projects. It supports the principles of ‘designing out crime’ through physical security and processes.
Steering Group

The project work for the Neighbourhood Plan has been controlled through a small Steering Group made up of members from the four Parish and Village Councils, the Caterham Business Partnership and the Caterham Community Partnership.

Supplementary Planning Documents (SPDs)

Guidance documents adopted by Tandridge District Council to assist in reaching decisions about planning applications.

Sustainable Development

A widely used definition drawn up by the World Commission on Environment and Development in 1987: “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

TDC

Tandridge District Council.

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’. This Order is periodically amended, the most recent amendment comprising The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015.

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There are a large number of people to thank for the production of the CR3 Neighbourhood Plan. These people all care greatly about the area and its future. They are committed to life here and look forward to its improvement not only for current but also future generations. For brevity they are not listed in this draft.