

J ARGON BUSTER.

- 1) BROWNFIELD LAND - Land that has been previously developed.
- 2) CHANGE OF USE - A change in the use of land or buildings that is of significance for planning purposes. E.g from Residential to Retail.
- 3) COMMUNITY ENGAGEMENT - Involving the community in the decisions that are made regarding the area in which they live.
- 4) COMMUNITY INFRASTRUCTURE LEVY - Allows local authorities to raise funds from developers undertaking new building projects in their areas. Money can then be used to fund a wide range of infrastructure such as transport schemes, schools and leisure centres.
- 5) COMMUNITY RIGHT TO BUILD- Allows local people to drive forward new developments in their area where the benefits (e.g. profits from letting homes) could stay within the community. These developments must meet minimum criteria and have local support demonstrated through a referendum.
- 6) COMMUNITY RIGHT TO CHALLENGE - Gives voluntary and community groups the right to express an interest in taking over and running local services.
- 7) CONSERVA TION AREA - An area of special architectural or historic interest whose character and appearance is preserved by stricter planning rules.
- 8) CORE STRATEGY - A development plan document forming part of a local authority's local development framework. Sets out a vision and core policies for the development of an area.
- 9) DESIGN AND ACCESS STATEMENT - A short report accompanying a planning application. Describes design principles of a development such as layout, scale, landscaping and appearance.
- 10) DUTY TO COOPERATE - across local authority boundaries there will be a requirement for authorities to work together on certain planning issues such as public transport networks or large retail parks
- 11) EVIDENCE BASE- The Evidence that any development plan is based on. Made up from the views of stakeholders and background facts about an area.
- 12) LOCALISM - Shifting power away from central government control to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils.
- 13) LOCAL DEVELOPMENT FRAMEWORK - The name for the collection of documents prepared by your local planning authority for the use and development of land and for changes to the transport system.
- 14) NATIONAL PLANNING POLICY FRAMEWORK - National Framework designed to make the planning system less complex and more accessible. Currently in draft form.
- 15) NEIGHBOURHOOD DEVELOPMENT ORDER - Sets out the types of development which are approved for the whole or part of the area covered by the order. Can be used to permit the development they want to see - in full or outline- without the need for planning applications.
- 16) NEIGHBOURHOOD DEVELOPMENT PLAN - This will set out a vision for an area and planning policies for the use and development of land. It is about local rather than strategic issues.
- 17) NEIGHBOURHOOD FORUM - can be set up to prepare Neighbourhood Plans in areas without parish councils. There can be only one forum per neighbourhood with a minimum membership of 21 people.

18) NEIGHBOURHOOD PLANNING - People get together through a local forum or Parish Council to produce their own development plans for the type and position of development they wish to see in their area.

19) NIMBY - Not in My Back Yard. Term is used to define the opposition of residents who are against new developments situated near them.

20) BANANA - Build Absolutely Nothing, Anywhere, Near Anyone.

ACTIVE COMMUNITIES; Communities in which everyone regardless of age, race or social background has a sense of belonging and a stake in society.

ADOPTION; The final confirmation of a development plan by a local planning authority.

AFFORDABLE HOUSING; Housing provided that is considered affordable in relation to the price of general market housing.

ANNUAL MONITORING REPORT; A report that allows the Local Authority to assess the extent to which policies and proposals set out in all the local development documents are being achieved.

APPEAL; The process by which a planning applicant can challenge a planning decision that has been refused or had conditions imposed.

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.

BIG SOCIETY; The flagship policy idea of the 2010 Conservative Party general election manifesto. The aim is to "create a climate that empowers local people and communities, building a big society that will take power away from politicians and gives it to people.

CALL IN; The secretary of state can "call in" certain planning applications and subject them to a national inquiry if the granting of planning permission substantially conflicts with the National Planning Policy Framework.

COMMUNITY; A group of people that who hold something in common. They could share a common place (e.g individual neighbourhood) a common interest (e.g interest in the environment) a common identity (e.g age) or a common need (e.g a particular service focus.)

COMMUNITY PROFILING: Gathering statistical data on the community e.g population size, income which helps build up a 'social profile' of the community

COMMUNITY RIGHT TO BID: Aims to give community groups the time to develop bids and raise money to buy public assets that come onto the open market.

COMPULSORY PURCHASE: When land is taken without the agreement of the owner.

CONDITIONS: Planning conditions are provisions attached to the granting of planning permission

CONSULTATION: A communication process with the local community that informs planning decision making

DECENTRALISATION: Moving power away from central government to individuals, professionals, communities and local organisations

DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT; Government department that has responsibility for areas such as local government, housing, planning, community cohesion, empowerment and regeneration.

DEVELOPMENT; Legal definition is "the carrying out of building, mining, engineering or other operations in, on, under or over land, and the making of any material change in the use of buildings or other land.

DEVELOPMENT PLAN: A document setting out the local planning authority's policies and proposals for development and use of land in the area

ENFORCEMENT: Enforcement of planning control ensures that terms and conditions of planning decisions are carried out.

ENVIRONMENTAL IMPACT ASSESSMENT: Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced

FRONT RUNNERS: Government picked communities - a mix of cities and rural areas, that are spearheading a trial of neighbourhood planning.

GENERAL POWER OF COMPETENCE: A new power intended to give local authorities the ability to act in the best interest of their communities. No action (except raising taxes) will be beyond the power of local government unless it is against the law.

GREENFIELD SITE; Land where there has been no previous development

HOUSING ASSOCIATIONS; Not for profit organisations providing homes mainly to those in housing need.

INFRASTRUCTURE: Basic services necessary for development to take place e.g roads, electricity, water, education and health facilities.

INQUIRY: A hearing by a planning inspector into a planning matter such as a local plan or appeal.

LISTED BUILDINGS: Any building or structure which is included in the 'list' of buildings of special architectural or historic interest.

LOCAL AUTHORITY: The administrative body that governs local services such as education, planning and social services.

LOCAL DEVELOPMENT ORDER: Local Development Orders allow planning authorities to implement policies in their development plan by granting planning permission for a particular development or for a particular class of development.

LOCAL PLANNING AUTHORITY: Local government body responsible for formulating planning policies and controlling development. Can be a district council, metropolitan council or national park authority.

LOCAL REFERENDUM: A direct vote in which communities will be asked to either accept or reject a particular proposal.

LOCAL STRATEGIC PARTNERSHIP: Initiative in every local authority to develop partnership working between public agencies, voluntary groups and business and to more effectively deliver public services.

LOCAL TRANSPORT PLAN: Plans that set out local authorities policies on transport on a five yearly basis.

MATERIAL CONSIDERATIONS: Factors which are 'material' (relevant) to planning such as sustainability, design and traffic impacts,

PERMITTED DEVELOPMENT: Certain minor building works that don't need planning permission e.g a boundary wall below a certain height.

QUALIFYING BODIES: Either a parish council or neighbourhood forum. Can initiate the process of

Neighbourhood Planning.

PLANNING PERMISSION: Formal approval sought from a council allowing a proposed development to proceed.

REGENERATION: Upgrading an area through social, physical and economic improvements

SOCIAL ENTERPRISE: A business that trades primarily to achieve social aims, whilst making a profit.

SPATIAL PLANNING: A wider view of planning, which involves coordination and integration across different sectors such as transport and industry. Brings together all policies and programmes which have an impact on the environment in which you work, live or play.

STAKEHOLDERS: People who have an interest in an organisation or process including residents, business owners and government

STRATEGIC ENVIRONMENTAL IMPACT ASSESSMENT: Environmental assessment as applied to policies, plans and programmes. Has been in place since the European SEA directive (2001/42/EC)

SUSTAINABILITY APPRAISAL: Assesses the environmental, social and economic impacts of a plan from the outset.

STATUTORY DEVELOPMENT PLAN: Focus on land use development set within the context of wider social, economic and environmental trends and considerations. Reflects national planning policies to make provisions for the long-term use of land and buildings.

STRATEGIC PLANNING: The overall vision and policies for the planning system in an area. Lays out what an area wants development to accomplish.

STRATEGIC POLICY: A policy that is essential for the delivery of a strategy For example the overall scale and distribution of housing and employment in an area.

SUSTAINABLE DEVELOPMENT: An approach to development that aims to allow economic growth without damaging the environment or natural resources.

Development that "meets the needs of the present without compromising the ability of future generations to meet their own needs"

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.