



## Strategic Planning Glossary

**Affordable Housing:** 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.

**Allocation:** The use assigned to a piece of land in a development plan. Both local plans and neighbourhood plans can identify allocations for specific uses such as housing, employment and retail.

**Coalescence of settlements:** The merging or coming together of separate towns or villages to form a single entity.

**Community Infrastructure Levy (CIL):** A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Comparison [Shopping]:** Shopping for goods where the customer makes comparison between different shops e.g. clothing and footwear, do-it-yourself goods, household and recreational goods.

**Conservation Area:** An area designated by the Council for its special architectural or historic interest, and where it is important that this special character is preserved or enhanced.

**Convenience [Shopping]:** Shopping for relatively low-value goods, such as food or newspapers, which are bought on a frequent and regular basis and where the customer prefers convenience over cost.

**Developer Contributions:** See Section 106 Obligations.

**Duty to Cooperate:** The Duty to Co-operate places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. The duty to cooperate was created in the Localism Act 2011.

**Green Infrastructure:** A network of multi-functional green space, covering both urban and rural areas, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Green Wedge:** Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.

**Gypsy and Traveller Pitch:** Area of land on a gypsy and traveller caravan site developed for a single family (a group of related people who live and/or travel together - assumed to be the basic unit when assessing accommodation requirements). A single pitch will often need to contain more than one caravan.

**Heritage Asset:** A building, monument, site, place, area of 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 through the local list). Please note that Harborough District does not have a local list.

**Housing Market Area (HMA):** The geographical area within which a substantial majority of the employed population both live and work, and where most of those changing home (without changing employment) choose to stay. Harborough district lies within the Leicester and Leicestershire Housing Market Area.

**Infrastructure Delivery Plan:** A document setting out the infrastructure requirements to support planned new development in the district.

**Key Employment Area:** An existing office park, industrial estate, or larger individual employment site (or site allocated for these purposes) that will be protected for employment generating use.

**Leicester and Leicestershire Enterprise Partnership (LLEP):** A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in Leicester and Leicestershire.

**Lifetime Homes:** [16 design criteria](#) that can be universally applied to new homes at minimal cost to ensure that homes are comfortable, convenient and support the changing needs of individuals and families at different stages of life.

**Local Green Space:** A designation aimed at providing special protection for green areas of particular importance to local communities.

**National Planning Policy Framework (NPPF):** This sets out the Government's planning policies for England and how these are expected to be applied. It was published in March 2012.

**National Planning Practice Guidance (NPPG):** This web-based document provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications. The guidance is categorised into subject categories.

**Neighbourhood Plan:** A neighbourhood plan establishes general planning policies for the development and use of land in a neighbourhood. They are prepared by the community. Neighbourhood plans allow local people to get the right type of development for their community, but the plans must still meet the needs of the wider area. When made, they form part of the Development Plan.

**Objectively Assessed Need (OAN):** This is the quantity of housing that households are willing and able to buy or rent, whether from their own resources (in the market sector) or with assistance from the State (in the affordable sector or with subsidy). The preparation of a Strategic Housing Market Assessment is a key piece of evidence in the determination of objectively assessed housing need.

**Previously Developed Land:** Land which is or was occupied by a permanent structure, including land within its curtilage and any fixed surface infrastructure. There are various exceptions to this which are set out in the National Planning Policy Framework.

**Primary Shopping Area:** Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

**Retail Impact Assessment:** A means of establishing the potential commercial impact of a proposed new retail development on existing and committed (i.e. not yet built but have planning permission) retail development and on the vitality and viability of the existing town/village centre.

**Section 106 Obligations:** Section 106 obligations (also referred to as developer contributions or planning obligations) are contributions made by a developer towards local infrastructure and services to meet needs arising from the development (e.g. affordable housing, public open space and public transport provision). They are agreed between developers and local planning authorities and are negotiated as part of a condition of planning consent.

**Site of Special Scientific Interest (SSSI):** A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure).

**Soundness:** In order to be found "sound" at the examination stage, an independent inspector must be satisfied that a local plan is positively prepared, justified, effective and consistent with national policy. These are known as the tests of soundness and are set out in the National Planning Policy Framework paragraph 182.

**Strategic Development Area (SDA):** An area delivering at least 1,000 dwellings, often incorporating employment opportunities, primary schools, local shops and other significant infrastructure including relief roads.

**Strategic Housing Land Availability Assessment (SHLAA):** An assessment which identifies potential housing sites, considers their housing potential and assesses when they are likely to be developed. Local authorities are required to prepare a SHLAA and keep them up to date.

**Strategic housing market area assessment (SHMA):** A study of the way the housing market works in any particular area. It looks into the type of households living in the area, where they work and what sort of housing they live in. It provides a long-term assessment of both housing need and demand (including affordable housing need), broken down by tenure and size of housing.

**Sustainability Appraisal (SA):** The consideration of policies and proposals to assess their impact on sustainable development objectives. It is an integral part of local plan preparation process and involves assessing the extent to which an emerging plan helps to achieve relevant environmental, economic and social objectives.

**Sustainable Development:** The most commonly used definition is that of the 1987 World Commission on Environment and Development, the Brundtland Commission: 'Development which meets the needs of the present without compromising the ability of future generations to meet their own needs'.

**Sustainable Drainage Systems (SuDS):** Drainage systems designed to manage surface water sustainably. They aim to reduce the amount of surface water run-off and the rate at which it joins rivers, public sewers or runs off the site as 'overland flow', and to maintain or improve water quality. SuDS follow natural processes where possible, allowing water to percolate through the ground and using soft-surface, landscaped solutions such as shallow ditches (swales) or depressions (bales) to collect, transport and store water.

**Town Centre:** Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

**Windfall sites:** Windfall sites are unanticipated sites that are granted planning permission for housing and which were not previously identified in the previous SHLAA study.