

Glossary of Planning Terms

<p>Affordable Housing</p>	<p>Housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regards to local incomes and local house prices. Affordable housing is retained at an affordable price for future households.</p> <ul style="list-style-type: none"> • Social rented housing - Owned by private registered providers whose rents are determined through a national rent regime. Social landlords could be a council or a housing association. • Affordable rented housing – Let by private registered providers to households who are eligible. Rents are subject to controls of no more than 80% of the local market rent. • Intermediate housing – Homes for sale or rent provided at a cost above social rent but below market levels. These can be shared equity, low cost homes for sale but not affordable rented. <p>In any new development planning legislation states that a development of over 10 dwellings must build 35% affordable housing.</p>
<p>Affordability</p>	<p>Affordability can be a complex issue since there are several ways to define and measure it. Two classic examples are (a) the ratio of house prices to salaries (b) the amount of salary as a % taken up by housing payments (i.e. mortgage). The two are different since whilst (a) is quite straightforward, especially since lenders usually agree to lend a maximum as a multiple of salary, (b) is affected by interest rates, and may not be a measure of the price of a house.</p> <p>Both measures can be seen as valid in terms of tracking affordability over time, for example comparing house affordability in the 1980s versus now. However the 2 comparisons would be very different – houses were much cheaper as a multiple of basic salary in 1980, however interest rates were much higher.</p>
<p>Amenity Space</p>	<p>Amenity space is space to be enjoyed outside a private property. Private Amenity Space is defined as land within the curtilage of a dwelling that is used exclusively for the day-to-day activities of a household, such as clothes drying, relaxation and gardening. Communal and shared amenity space (such as a small green or area for drying washing) in particular can also make a valuable visual contribution to the setting of a building or group of buildings. The amount of amenity space each property has is defined in Legislation.</p>
<p>Ancient Woodland</p>	<p>Woodland known to have existed continually in a location since before 1600. Trees may not have been continuously present over that time. Wealden has one of the greatest concentrations of ancient woodland in the country, with around 3% of England’s ancient woodlands found in this district. Approximately two thirds of Wealden’s woodlands are currently classified as ancient.</p> <p>The total amount of all woodland within Wealden District, as recorded in</p>

	the National Inventory of Woodland and Trees, is 16,700 hectares. This accounts for almost 20% of the district, and as such is well above the national average of 7.5%.
AONB (Area of Outstanding Natural Beauty)	An Area of Outstanding Natural Beauty (AONB) is an area of countryside in England, Wales or Northern Ireland that has been designated for conservation due to its significant landscape value. The High Weald is designated as the only AONB in Wealden.
Appeal	Made when an applicant is unhappy with a decision made by a Planning Authority (e.g. planning permission is not granted). The Appellant can then 'appeal' to the Planning Inspectorate to review the decision. Only the Applicant can appeal. This is different from a Judicial Review – a judicial review is the analysis of the way a public body reached it's decision (e.g. Planning) to decide whether or not the decision was lawful
Applicant	The person or organisation who applied for Planning Permission. The applicant isn't necessarily the landowner.
Asset of Community Value	<p>An Asset of Community Value is defined as: A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that 'social interests' include cultural, recreational and sporting interests. An ACV is nominated by the local community, charity or Parish Council and is approved (or not) by Wealden District Council and remains on the ACV list for a minimum period of 5 years.</p> <p>Once listed as Assets of Community Value with the local authority, the local community will be informed if they are listed for sale within the five-year listing period. The community can then enact the Community Right to Bid, which gives them a moratorium period of six months to determine if they can raise the finance to purchase the asset. Being an ACV does not give the community the right to buy the asset at lower than market price.</p>
Brownfield	Land that has been previously developed on (excluding agricultural or forestry buildings and gardens), industrial, as an example.
Community Infrastructure Levy (CIL)	<p>A charge which accompanies planning applications for built development. It is paid by the developer and is based on the square meter floorspace of the property. CIL on an average semi-detached in Wealden would currently be about £23,500. Some properties are exempt from CIL (e.g. Self-build homes, Affordable and Social Housing). 10% of CIL goes to the Parish in which the development is built (25% if there is a Neighbourhood Plan). The remaining money is pooled in Wealden into a Revolving Infrastructure Fund to be spent on District wide infrastructure projects.</p> <p>CIL can be used by the local authority and Parish or Town Councils in respect of their 'Neighbourhood Portion' allocation, to fund the provision, improvement, replacement, operation or maintenance of infrastructure. Parish and Town Councils are also able to use CIL to fund anything else that is concerned with addressing the demands that development places on an area.</p>
Called In	A planning application can be decided by an Officer (Delegated Decision) or it can be heard in full by the Planning Committee with the outcome being decided by the Councillors that sit on the Planning Committee. Any member of the public can write to the Secretary of State for Housing, asking for a

	Planning Application to be “called in”. This means the Secretary of State will examine the application and make the decision rather than the Local Authority making the final decision as it does normally. The secretary of state will normally only do this if the application conflicts with national policy in important ways, or is nationally significant.
Conservation Area	An area designated under Section 69 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as being of ‘special architectural or historical interest’ the character and appearance of which is desirable to preserve and enhance. Development in these areas is subject to additional restriction and control. There are 33 Conservation Areas in Wealden (excluding the South Downs National Park).
Councillor	A councillor is an elected person who represents the community in which they either live or work. A Parish level Councillor is usually independent. At District Council, County Council and Town Council level Councillors can be either independent or be members of a political party and will have been nominated to stand as a councillor by that party.
Curtilage	The area, usually enclosed, encompassing the grounds and buildings immediately surrounding a home that is used in the daily activities of domestic life.
Delegated Decision	A decision made on behalf of the Councillors by an Officer of the Council.
Employment Land	Land specifically designated by Wealden District Council as being mainly for business, industrial and storage/distribution use.
Enforcement	If a structure is erected without permission, or outside the terms of the permission granted then enforcement can result in it being demolished or rebuilt.
Environmental Impact Assessment (EIA)	Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced. Not all developments need an EIA, including sometimes major ones (MAO).
European Special Protection Area	A Special Protection Area (SPA) is a designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain particularly threatened birds. In Wealden the Ashdown Forest is a SPA.
F at the end of a Planning Application	Each planning application is allocated a unique number. For example, WD/2020/8043/F, showing the local authority, year of application and the unique number for that application. F in this case stands for Full and means that all aspects of the application are being presented in this application, from road access, through to design of properties and parking spaces.
Five Year Land Supply	A 5 year land supply is a supply of specific approved sites (via the SHELAA – see below for SHELAA definition) sufficient to provide 5 years’ worth of housing (and appropriate buffer) against the housing requirement set out in adopted strategic policies by Wealden District Council, i.e., do we have enough land to build the houses needed for the next 5 years?
Floodplain	This is an area of land identified as liable to flood from a watercourse overflowing its banks, defined by Environment Agency.
Flood Zone	An area identified by the Environment Agency as being at risk of flooding.
Greenfield	Land where there has been no previous development, often in agricultural use, so is literally a green field.

HRA (Habitat Regulations Assessment)	Habitats Regulations Assessment assesses the impact of implementing a plan or policy on international protected sites for nature conservation. This is to ensure that plans will not result in significant damage to protected wildlife sites.
Heritage Asset	A Heritage Asset is a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. In Wealden they include Listed Buildings, Conservation Areas, scheduled monuments and areas of archaeological potential and interest, unlisted buildings of historic interest (referred to as non-designated assets) and historic parks and gardens. When an application affects a heritage asset, a heritage statement will be required.
Heritage Statement	A Heritage Statement should set out what is significant about the Heritage Asset and demonstrate how this significance has informed the proposed works. It should outline any impact that the proposed development will have on the Heritage Asset.
Housing Association	In Ireland and the United Kingdom, housing associations are private, non-profit making organisations that provide low-cost Social Housing for people in need of a home. Any budget surplus is used to maintain existing housing and to help finance new homes and it cannot be used for personal benefit of either the directors or shareholders. Although independent, they are regulated by the State and commonly receive public funding. They are now the United Kingdom's major providers of new housing for rent, while many also run Shared Ownership schemes to help those who cannot afford to buy a home outright.
Infrastructure	Basic services necessary for development to take place for example roads, water, education, health facilities, electricity, communication networks.
Listed Building	Any building or structure which is included in the list of 'buildings of special architectural or historic interest.' Grade 2 are of special interest, Grade 2* are of more than special interest, and Grade 1 are of exceptional interest. There are over 2000 Listed Buildings in Wealden.
Local Plan	The National planning policy framework (NPPF) defines a local plan as: 'The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. ... Local plans are also the starting-point for considering whether planning applications should be approved.
MAO at the end of a Planning Application	Each planning application is allocated a unique number. For example, WD/2020/8043/MAO, showing the local authority, year of application and the unique number for that application. MAO in this case stands for Major Outline Application. The application is to find out if development for the specified number of properties can, in principle, be built on that site. The specific details such as layout are dealt with under Reserved Matters.
National Planning Policy Framework (NPPF)	Sets out national planning policy by central government and how these are expected to be applied. Provides a planning policy framework for Local Plans and Neighbourhood Development Plans.
Neighbourhood Plan	A plan prepared by a Parish Council for a particular Neighbourhood Area, which includes land use topics, it will state for example what traditional

	<p>housing designs feature in an area and how they should be reflected in future development. It will also cover such features as development height and density. Parishes with a Neighbourhood Plan receive 25% of CIL (those without receive 10%). A Neighbourhood Plan has to be agreed via a Parish Referendum and has to work in conjunction with Wealden's Local Plan. There is currently one Neighbourhood Plan in place in Wealden - Herstmonceaux, with Hailsham awaiting local ballot in May 2021, Hellingly, East Hoathly and Uckfield in development.</p>
Objection	<p>The process by which an individual or statutory consultee can state that they do not agree with the planning application being approved.</p>
Officer	<p>An Officer is an employee of Wealden District Council.</p>
Open Space	<p>All open spaces are of public value including land, rivers, canals, lakes - which offer important opportunities for recreation and can act as a visual amenities.</p>
Parish Council	<p>The body of councillors that represent a local parish area. It is the first and lowest tier of local government and all are volunteers. Parish Councils have rights laid down by Parliament to represent their communities and provide services for them. They act as a Statutory Consultee on local planning matters and make decisions about issues such as village halls, allotments, recreational facilities and guardianship of common land such as village greens. They may represent a Parish but they are not part of the local church - a Parish in this case is a specific local area. A number of parishes make up a District (in our case Wealden) and a number of Districts make up a County (in our case East Sussex). There are four Town Councils, 35 Parish Councils and three Parish Meetings within the Wealden District area.</p>
Parish Meeting	<p>In some cases, where a parish or group of parishes has fewer than 200 electors, the parish meeting can take on the role of a parish council, with statutory powers, and electing a chairman and clerk to act on the meeting's behalf.</p>
Parks and Gardens of Historic Interest	<p>These are designated landscapes of note and have appropriate protection. Wealden District Council must consider the impact of any proposed development on the landscape's special character. There are 18 in Wealden graded in a similar way to Listed buildings. They include Buxted Park, Groombridge Place, Wadhurst Castle, Sheffield Park and Herstmonceux Castle and Place. They are not necessarily open to the public.</p>
Permitted Development	<p>Certain minor building works that do not require a planning application. This means the homeowner has the automatic right to develop their property subject to guidelines and includes for example, home extensions and some changes of use. Permitted development rights do not apply if you live in a Conservation Area, SSSI or Listed Building. A homeowner still needs to apply to Wealden District Council for consent but planning permission is not needed.</p>
Planning	<p>The body of Councillors that sit together and decide if a planning application</p>

Committee	will be approved or not. Wealden District Council has two Planning Committees, Planning Committee South (PCS) and Planning Committee North (PCN). There are currently 12 members plus reserves on each planning committee.
Planning Committee Meeting	The meeting in which the Planning Committee discuss planning and decides planning applications. They are normally held on a monthly basis to make planning decisions. The agenda is published a week in advance and the public can attend (currently via video link through Microsoft Teams). Depending on the size of planning application either two or three people can each speak for and against a planning application in the front of the committee.
Planning Condition	A condition that is imposed when planning permission is granted, or a condition included in a Neighbourhood Development Order. An example would be specifying that surface water would not run onto neighbouring areas, or having to build specific footpaths and access routes into a development
Planning Inspector	A Planning Inspector is an employee of the Planning Inspectorate who presides in person over planning appeals and national infrastructure projects.
Planning Inspectorate	An executive agency of the government, it presides over planning appeals and national infrastructure projects.
Planning Permission	Formal approval sought from Wealden District Council allowing a proposed development to proceed.
RM at the end of a Planning Application	Each planning application is allocated a unique number. For example, WD/2020/8043/RM, showing the local authority, year of application and the unique number for that application. RM in this case stands for Reserved Matters. At this stage the principle of developing on the site has already been approved in an Outline Application so the Reserved Matters application is to agree the finer detail such as building design. It is not unusual at this stage for the application to be significantly amended, either in layout or in number of properties to be built. Reserved Matters can also be a change to an original condition such as operating hours for a business or a reduction in the number of Affordable Homes that need to be built.
RAMSAR	A wetland of International importance especially as waterfowl habitat. Named after the city in which the treaty was first signed rather than being an acronym. In Wealden the Pevensey Levels, total of 35.78 Km ² , form a RAMSAR site.
Renewable Energy	When the developers / architects choose to use non fossil fuels for energy for homes.

SO at the end of a Planning Application	Each planning application is allocated a unique number. For example, WD/2020/8043/SO, showing the local authority, year of application and the unique number for that application. SO in this case stands for Special Opportunity Sites - sites where existing urban fabric is deteriorating or outmoded, and a mix of uses are permitted in order to stimulate regeneration.
Scheduled Ancient Monument SAMs	A designation made by Historic England for buildings, structures or sites considered to be of such national significance that they require legal protection. Currently there are 104 in Wealden.
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between Wealden District Council and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Self-Build	Self-build is the practice of creating an individual home for oneself through a variety of different methods. The self-builder's input into this process varies from doing the actual building work to contracting out all the work to an architect or building package company.
Shared Ownership	Enables people to buy a share in a property and pay rent on the remaining share which is owned by a housing provider. Usually the maximum share owned cannot exceed 80% of the property value. Rent is based on a % of the value of the remaining proportion and not on market rent.
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. The Pevensey Levels is the only SSSI in Wealden.
Social Housing	<p>Social homes are provided by housing associations (not-for-profit organisations that own, let, and manage rented housing) or a local council. As a social tenant, you rent your home from the housing association or council, who are your landlord.</p> <p>Social housing is also sometimes referred to as council housing, although these types of homes are slightly different in terms of the type of tenancy agreement you sign, and the rights you have to property as a result.</p> <p>The key idea of social housing is that it's more affordable than private renting and usually provides a more secure, long-term tenancy. This gives</p>

	social renters better rights, more control over their homes, and the chance to put down roots.
Social Rented Property	A property owned by private registered providers whose rents are determined through a national rent regime.
Special Area of Conservation (SAC)	A Special Area of Conservation (SAC) is defined in the European Union's Habitat Directive (92/43/EEC), also known as the <i>Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora</i> . SACs are sites designated under the Habitats Directives on the conservation of natural habitats and of fauna and flora. The Pevensey Levels and the Ashdown Forest are SACs in Wealden.
Statutory Consultee	Specified bodies that Wealden District Council is required to consult with prior to a decision being made on an application. They include the Parish Council in which the application is situated, the Highways Authority (East Sussex County Council), Southern Water, the Police, the Fire Service, Historic England, and Natural England.
Strategic Housing and Economic Land Availability Assessment (SHELAA)	Otherwise known as a "Call for Land". The process by which Wealden District Council collects details of land that landowners are submitting for assessment as being suitable for development. In the current SHELAA a total of X acres was put forward by landowners as being potentially suitable for development and XXX acres were agreed to be suitable. This list is published on the WDC website and developers contact the landowners of these approved sites to discuss potential development. A new SHELAA is currently being prepared by Wealden District Council.
Suitable Alternative Natural Green Space (SANG)	This is an area that is aimed at protecting a SPA or Special Protection Area. Surrounding these Areas there are buffer zones in which development is constrained to prevent damage to the SPA itself. These are the SANGs. Development is limited in these areas. In Wealden, SANGS have been created to provide a SANGS (Suitable Alternative Natural Green Space) to mitigate the effects of development in the local area and provide a recreational area for local residents. Examples of SANGS in Wealden include Walshes Park in Crowborough and Horsted Green Park in Uckfield, both paid for by developer contributions
Sustainable Drainage System SuDS	A collection of water management practices that aim to align modern drainage systems with natural water processes. SuDS aim to make urban drainage systems more compatible with components of the natural water cycle such as storm surge overflows, soil percolation, and bio-filtration. These efforts hope to mitigate the effect human development has had or may have on the natural water cycle, particularly surface runoff and water pollution trend. In modern developments they tend to be underground water storage systems, permeable paving, green roofs, swales (ditches) or

	retention ponds.
Sustainability	Sustainability means meeting our own needs without compromising the ability of future generations to meet their own needs. In addition to natural resources, we also need social and economic resources.
Sustainability Appraisal	<p>Sustainability Appraisal (SA) is a tool used to appraise planning policy documents in order to promote sustainable development. Social, environmental and economic aspects are all taken into consideration.</p> <p>Sustainability Appraisal (SA) is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act and the 2001/42/EEC European Directive.</p>
Tree Preservation Order (TPO)	A legal order which makes it an offence to cut down, top, lop, uproot or wilfully damage or destroy a protected tree without prior consent . A TPO can cover any individual tree, groups of trees and woodland areas. Ancient Hedges are not covered by TPO legislation. TPO's are granted by Wealden District Council. A TPO does not mean a tree cannot be cut down etc, it just means that work cannot be done without the consent of Wealden District Council. TPOs do not last very long and have to be renewed.
Town Council	First tier local government for a town or larger settlement. A Town Council will have a Major and the Town will be divided into Wards, each represented by an elected Councillor. Town Councillors can be allied to a political party or can be independent.
Weekly Planning List	A summary of the week's planning applications submitted to Wealden District Council
Windfall	Any area of land that is suitable for development within the terms of planning policies but has not specifically been identified and allocated within a Development Plan Document. The development of these can be unpredictable. Windfall developments can be counted towards the Five year housing supply, but only when it is possible to establish that there is a regular flow of Windfall developments.
Zero Carbon Development	Development that is provided in such a way that, after taking account of; A. emissions from space heating, ventilation, hot water and fixed lighting; B. expected energy use from appliances, and C. exports and imports of energy from the development (and directly connected energy installations) to and from centralised energy networks, the building will have net zero carbon emissions over the course of a year. Also zero bills is commonly part of these renewable developments.