

Glossary of terms

Affordable housing – this available to eligible household whose need are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing covers social rented (lower than market rent), affordable rented (no more than 80% of average local market rents), intermediate (shared ownership) housing and starter homes (must be sold for at least a 20% discount, capped at £250,000 outside London and £450,000 inside London).

Affordability ratio – the number of times the average property prices is more than the average person's / household's income is e.g. if the ratio was four, then the property price would be four times a person / household's income.

AMR - Authority's Monitoring Report – A report produced annually by the Council that monitors and reports on various topics, based around the policies in the Local Plan.

Annual survey of hours and earnings – Data on the levels, distribution and make-up of earnings and hours worked for UK employees by gender and full-time or part-time status in all industries and occupations.

CIL- Community Infrastructure Levy – CIL is a charge on some forms of new development, raising funds towards infrastructure that is needed to support and mitigate against the impacts of new development.

DCLG – the Department for Communities and Local Government - whose responsibilities include driving up housing supply, increasing home ownership, devolving powers and budgets to boost local growth in England and supporting strong communities with excellent public services

Duty to cooperate – 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.

GLA – Greater London Authority – the top-tier administrative body for Greater London. It consists of a directly elected executive Mayor of London, currently Sadiq Khan, and an elected 25-member London Assembly with scrutiny powers.

HCA – Homes and Communities Agency – its aim is making more homes and business premises available to the residents and businesses who need them. They also regulate social housing providers in England. The HCA is an executive non-departmental public body, sponsored by the Department for Communities and Local Government.

HMA - Housing Market Area - a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work.

Housing associations – private, non-profit making organisations that provide low-cost ‘social housing’ for people in need of a home. Any trading surplus is used to maintain existing housing and to help finance new homes.

Housing Delivery Test – A new test proposed to be introduced by the Government (in the Housing White Paper – see below) that will determine whether Councils are delivering enough houses against local assessments of housing need.

Housing White Paper – published on 7 February 2017, this document sets out the government’s plans to reform the housing market and boost the supply of new homes in England.

LPA – Local Planning Authority – the local authority or council that is empowered by law to exercise statutory town planning functions for a particular area of the UK.

Median (in relation to incomes, houses prices etc.) – amount that divides the income / house price etc. distribution into two equal groups, half having income / prices etc. above that amount, and half having income / prices etc. below that amount.

Neighbourhood Development Plan – A plan drawn up by a parish council or neighbourhood forum (see below). The Neighbourhood Plan (when adopted) becomes part of the Local Plan for the area and the policies contained within them are then used in the determination of planning applications.

Neighbourhood forum – a body that organises the production of a neighbourhood plan in an area where there is not a parish council.

NPPF – National Planning Policy Framework - sets out government’s planning policies for England and how these are expected to be applied.

OAHN – Objectively Assessed Housing Need – The calculation of how many houses may be needed in an area.

ONS – Office of National Statistics - The UK’s largest independent producer of official statistics and the recognised national statistical institute of the UK.

Planning Inspectorate – deals with planning appeals, national infrastructure planning applications, examinations of local plans and other planning-related and specialist casework in England and Wales.

PPG – Planning Practice Guidance – this provides additional guidance to support the implementation of Government policies set out in the NPPF.

Regulation 18 – Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Under this regulation LPAs present the initial issues and options that need to be taken into consideration as part of preparing a Local Plan.

Regulation 19 – Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 19 is the second stage of the consultation

process when forming a Local Plan and it represents the proposed policies for an area.

SHMA – Strategic Market Housing Assessment – an assessment undertaken to identify the future quantity of housing needed, including a breakdown by type, tenure and size.

SoS - Secretary of State – in this case for Communities and Local Government, currently Mr Sajid Javid.

‘Sound Local Plan’ – defined in the NPPF as a Local Plan that has been positively prepared, justified, effective and consistent with national policy.

Town and County Planning Act 1990 – this Act regulates the development of land in England and Wales. It is a central part of English land law in that it concerns town and country planning in the UK. Repealed in parts by the Planning and Compensation Act 1991, it is now also complemented by the Planning and Compulsory Purchase Act 2004. Together these Acts (alongside various regulations) set out how the planning system works.

Use Class – uses of land and buildings are put into various categories known as 'Use Classes'.

Viability – in planning this requires a realistic understanding of the costs and the value of development in the local area and an understanding of the operation of the market. Viability can be used in setting the amount of contributions made by developments towards various types of infrastructure e.g. affordable housing as is taken into account at the plan preparation stage, as well as being important when deciding individual planning applications.