

## CIL Glossary of terms

### **Affordable housing**

Housing provided for sale, rent or shared equity at prices in perpetuity below the current market rate, which people in housing need are able to afford

### **Allocated**

Land which has been identified for a specific use in the current Development Plan

### **Asset Management Plans**

The means by which Service Providers such as water, energy and health authorities plan for future investment

### **Brownfield land, brownfield site**

Land or site that has been subject to previous development

### **Charging Authority**

The charging authority is the local planning authority

### **Charging Schedule**

The Charging Schedule sets out the charges the Charging Authority proposes to adopt for new development

### **Comparison goods**

Household or personal items which are more expensive and are usually purchased after comparing alternative models/types/styles and price of the item (e.g. clothes, furniture, electrical appliances). Such goods generally are used for some time

### **Development**

Defined in planning law as 'the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of a material change of use of any building or land'

### **Development Plan**

A set of plans guiding future development in the area. The development plan consists of the Regional Spatial Strategy and locally prepared Development Plan Documents

### **Development Plan Document**

Locally prepared document on a specific topic which forms part of the development plan and which subject to independent examination before adoption. Also commonly referred to as DPDs

### **Development brief**

A document describing and leading the form and layout of development in a prescribed area

### **Green infrastructure**

Green spaces and interconnecting green corridors in urban areas, the countryside in and around towns and rural settlements, and in the wider countryside. It includes natural green spaces colonised by plants and animals and dominated by natural processes and man-made managed green spaces such as areas used for outdoor

sport and recreation including public and private open space, allotments, urban parks and designed historic landscapes as well as their many interconnections like footpaths, cycleways, green corridors and waterways

### **Infrastructure**

The network of services to which it is usual for most buildings or activities to be connected. It includes physical services serving the particular development (e.g. gas, electricity and water supply; telephones, sewerage) and also includes networks of roads, public transport routes, footpaths etc as well as community facilities and green infrastructure

### **Local Development Framework (LDF)**

The Local Development Framework (LDF) is the term used to describe the set of documents which will eventually include all of the planning authority's local development documents, one of which will be the Core Strategy

### **Local Development Scheme (LDS)**

The LDF timetables are set out in the local authorities' Local Development Schemes

### **Local Transport Plan (LTP)**

A five-year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy

### **Low carbon**

To minimise carbon dioxide emissions from a human activity

### **New Homes Bonus**

The New Homes Bonus is a government funding scheme to ensure that the economic benefits of growth are returned to the local area. It commenced in April 2011, and will match fund the additional council tax raised for new homes and properties brought back into use, with an additional amount for affordable homes, for the following six years

### **Northern Distributor Road (NDR)**

A dual-carriageway road proposed to the north of Norwich, linking the A47 to the south-east of the city with the A1067 in the north-west

### **Norwich Policy Area**

Part of the county which is centered on and strongly influenced by the presence of Norwich as a centre for employment, shopping and entertainment, generally comprising the fringe and first ring of large villages around the city of Norwich, but extending to Long Stratton and Wymondham (see Appendix 3)

### **Planning obligations**

Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Often called Section 106 (S106) obligations or contributions. The term legal agreements may embrace S106.

**Regional Growth Fund**

The Regional Growth Fund (RGF) is a £1.4bn fund operating across England from 2011 to 2014. It supports projects and programmes that lever private sector investment creating economic growth and sustainable employment

**Renewable energy**

Energy generated from sources which are non-finite or can be replenished. Includes solar power, wind energy, power generated from waste, biomass etc

**Section 106 (S106) contributions**

See Planning Obligations

**Tax increment funding**

New borrowing powers, known as Tax Increment Financing (TIF), will allow Local Authorities to borrow against predicted growth in their locally raised business rates. They can use that borrowing to fund key infrastructure and other capital projects, which will support locally driven economic development and growth. Introducing TIF will require legislation

**Use classes**

The Town and Country Planning (Use Classes) Order, 1987, a statutory order made under planning legislation, which groups land uses into different categories (called use classes). Change of within a use class and some changes between classes do not require planning permission