

Appendix A Abbreviations, Acronyms and Glossary

Abbreviations and Acronyms

AIA	Arboricultural Impact Assessment
AMR	Authority Monitoring Report
BHS	Biological Heritage Site
DEFRA	Department for Environment, Food and Rural Affairs
DM DPD	Development Management Development Plan Document
DPA (dpa)	Dwellings Per Annum
FRA	Flood Risk Assessment
HENA	Housing and Economic Needs Assessment
LCC	Lancashire County Council
LNR	Local Nature Reserve
NCN	National Cycle Network
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PRoW	Public Right of Way
TPO	Tree Preservation Order

Glossary

Active Design

Developed by Sport England (in partnership with Public Health England) Active Design is a combination of 10 principles that promote activity, health and stronger communities through the design of development with the aim of encouraging activity in everyday life. More information can be found here: <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

Active Travel

Making journeys by physically active means - like walking, cycling, or scooting

Affordable Housing (taken from NPPF Glossary)

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

- b) Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Affordable Rent; or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or

for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

- b) ~~Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, these restrictions should be used.~~
- c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Agent of Change

The 'agent of change principle' encapsulates the position that a person or business (i.e. the agent) introducing a new land use is responsible for managing the impact of that change. The principle is set out in NPPF paragraph 187 which states "Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

Air Quality Management Area (AQMA)

If a Local Authority identifies any locations within its boundaries where the Air Quality Objectives are not likely to be achieved, it must declare the area as an Air Quality Management Area (AQMA). The Local Authority is subsequently required to put together a

plan to improve air quality in that area – a Local Air Quality Action Plan. Air Quality Objectives have been put in place to protect people's health and the environment.

Allocations – see also Site Allocations

An area of land which has been specifically identified in the Local Plan for development (e.g. housing or employment). These are identified in the Local Plan and shown on the Policies Map and are considered suitable for development of the identified use. Any proposed development on these sites must still go through the planning application process to gain consent.

Area Action Plan

A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change. The Council prepared the Accrington Area Action Plan in 2012, covering the town centre. This set out a policy framework against which planning applications will be assessed and how the regeneration of the town centre should be proactively delivered and co-ordinated by the public and private sectors in partnership.

Authority Monitoring Report (AMR)

The Authority Monitoring Report (formerly Annual Monitoring Report) reviews the progress in implementation of the Local Plan and assesses the effectiveness of the policies contained in it, using a series of monitoring indicators. It includes information such as the number of new dwellings which have been completed and assesses this against the identified requirement. The AMR will incorporate the Monitoring and Implementation Strategy and will be produced at least annually.

Biodiversity Metric

The Defra¹ Biodiversity Metric is designed to provide ecologists, developers, planners and other interested parties with a means of assessing changes in biodiversity value (losses or gains) brought about by development or changes in land management. The metric is a habitat based approach to determining a proxy biodiversity value.

Biodiversity Net Gain

Biodiversity Net Gain is an approach to development that leaves biodiversity in a measurably better state than before. It still relies on the application of the mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses. It is additional to these approaches, not instead of them. This establishes the principle that planning permission should only be given if a new development project *increases* rather than reduces levels of biodiversity present on a site. Evidence of an increase in biodiversity will require a baseline assessment of what is currently present on a site and then an estimation how proposed designs will add to that level, and latterly supported by post-construction evidence that a 10% gain has been delivered.

¹ Department for Environment, Food and Rural Affairs

Biological Heritage Site (BHS)

Biological Heritage Sites are 'local wildlife sites' in Lancashire, which are felt to be of a greater than local significance. They are identified using a set of guidelines which can be found on the Lancashire County Council website <https://www.lancashire.gov.uk/learn/site-designations/local-sites/biological-heritage-sites/bhs-guidelines-for-site-selection/>

Brownfield land - see Previously Developed Land

Climate Change

Climate change refers to a large-scale, long-term shift in the planet's weather patterns and average temperatures, associated with the release of carbon dioxide (CO₂) and other greenhouse gases into the air.

Climate Emergency

In declaring a climate emergency, the Council has acknowledged that actions to tackle climate change need to be taken urgently and has stressed the need to devise measures to tackle the causes and effects of this, such as setting targets to achieve net zero carbon emissions by a certain date.

Countryside

Any land outside the urban boundary but not designated as Green Belt or safeguarded land, as set out in Policy SP1 and SP25.

Development Plan Document

Planning policy documents which make up the Local Plan. They help to guide development within a local planning authority area by setting out the detailed planning policies, which planning officers use to make their decisions on planning applications.

Five year housing land supply

A 5 year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies or, where this is considered out of date, against a local housing need figure, generated by using the standard method.

Grampian condition

A planning condition attached to a decision notice that prevents the start of a development until off-site works have been completed on land not controlled by the applicant.

Green / Blue Infrastructure

A network of multi-functional, urban and rural green space (including open space) and water environments (such as ponds, rivers, streams, canals and other water features), capable of delivering a wide range of environmental and quality of life benefits for local communities.

Green Belt

A policy designation which is applied to some areas of land around towns and other built up areas. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land

permanently open; the essential characteristics of Green Belts are their openness and their permanence. NPPF para 138 states that “Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Grey belt

For the purposes of plan-making and decision-making, ‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.

Gross Value Added (GVA)

Measures the contribution to the economy of each individual producer, industry or sector. Simplistically it is the value of the amount of goods and services that have been produced, less the cost of all inputs and raw materials that are directly attributable to that production.

Habitat Regulations Assessment (HRA)

HRA refers to the several distinct stages of Assessment which must be undertaken in accordance with the [Conservation of Habitats and Species Regulations 2017 \(as amended\)](#) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a plan or project may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it. European Sites and European Offshore Marine Sites identified under these regulations are referred to as ‘habitats sites’ in the NPPF.

Historic Environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Housing Delivery Test

A government test which measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State publishes the Housing Delivery Test results for each local authority in England on an annual basis.

Housing Requirement (see also Standard Method and Local Housing Need)

The standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area. The housing requirement is the final agreed number of homes that are expected to be delivered over the plan period which may

differ from the figure generated by the standard method. It may reflect the fact that actual need is higher, for example as a result of expected economic growth which is not taken account of in the standard method.

Housing trajectory

A housing trajectory sets out the total number of homes expected to be delivered over the whole Local Plan period, broken down by year. This is often set out in a bar chart, as shown in Figure 5 of this document.

Infrastructure Delivery Plan (IDP)

Identifies infrastructure requirements across the borough, setting out what is needed, where, and when. This could include infrastructure such as highways, education, community facilities, open space and green infrastructure.

Infrastructure Funding Statement

An Infrastructure Funding Statement is a legal requirement which local authorities are required to produce annually. In Hyndburn's case, the statement sets out how any developer contributions which have been secured by way of a Section 106 (S106) agreement have been allocated and spent.

Landscape and Visual Impact Assessment (LVIA)

Identifies and assesses the significance of the effects of change caused by a development on the landscape as an environmental resource as well as views and visual amenity.

Local Development Scheme

Provides an overview of what the planning policies are for the Borough and sets out the current documents which form the Local Plan. It also sets out a detailed programme for the preparation of future Local Plans and other Development Plan Documents including a timetable for their production.

Local Housing Need (See also Standard Method and Housing Requirement)

~~Housing need is an unconstrained assessment of the number of homes needed in an area. Assessing housing need is the first step in the process of deciding how many homes need to be planned for. It should be undertaken separately from assessing land availability, establishing a housing requirement figure and preparing policies to address this such as site allocations.~~ The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

Local Nature Reserve (LNR)

LNRs are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949. They are places with wildlife or geological features that are of special interest locally. They offer people opportunities to study or learn about nature or simply enjoy it.

Local Plan

Local Plans, prepared by a local planning authority in consultation with its community, set out a vision and a framework for the future development of an area. [under the Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#). Once in place, Local Plans become part of the statutory development plan. The statutory development plan for the area is the starting point for determining local planning applications.

Long term vacant properties

Dwellings which have been unoccupied and substantially unfurnished for over six months.

Major Development

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Masterplan

An overarching planning document that provides a conceptual layout to guide future growth and development, usually within a specific area, such as the Huncoat Garden Village Masterplan.

National Planning Policy Framework (NPPF) - see also Planning Practice Guidance

Sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. The local authority must have regard to national policies and advice contained in guidance when developing the Local Plan and it is a material consideration when taking decisions on planning applications.

Nature Recovery Network (NRN)

An expanding, increasingly connected, network of wildlife rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats and will use maps and data to identify priorities for nature's recovery. Hyndburn's network will be part of a county wide network and be identified in a Local Nature Recovery Strategy.

Natural Flood Management

Managing flood risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, and floodplains.

[National Landscapes: areas legally designated as areas of outstanding natural beauty under the National Parks and Access to the Countryside Act 1949 and Countryside and Rights of Way Act 2000. Formally known as an Area of Outstanding Natural Beauty \(AONB\).](#)

there are no National Landscapes in Hyndburn but they can be found in other areas of Pennine Lancashire.

Neighbourhood Plan

A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. It is a community-led framework for guiding the future development and growth of an area. It may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development, in conformity with the Local Plan.

Open Space (see also Green/Blue Infrastructure)

All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Permitted Development Rights

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. Permitted development rights are subject to conditions and limitations to control impacts and to protect local amenity.

Planning Obligation

A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning Practice Guidance (PPG) – see also National Planning Policy Framework

The national PPG add further context to the policies of NPPF and it is intended that the two documents should be read together. The local authority must have regard to national policies and advice contained in guidance when developing the Local Plan and it is a material consideration when taking decisions on planning applications.

Policy / Policies Map

A map showing allocations and designations arising from policies in the local plan. It is adopted alongside the Local Plan.

Presumption in Favour of Sustainable Development

This is considered to be at the heart of national policy and NPPF states that plans and decisions should apply a presumption in favour of sustainable development. The full policy is set out in paragraph 11 of NPPF but, in summary, it means that strategic policies should provide for objectively assessed needs for housing and other uses unless certain circumstances, such as being contrary to the policies of NPPF, would not allow this. For decision taking, it means that proposals that accord with an up-to-date plan should be approved without delay or, where there are no relevant policies or these are out of date, then permission should be granted unless certain circumstances, such as being contrary to the policies of NPPF, provide a reason not to grant permission.

Previously Developed Land

Land which has been lawfully developed and -is or was occupied by a permanent structure and any fixed surface infrastructure associated with it, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) ~~and any associated~~. It also includes land comprising large areas of -fixed surface infrastructure such as large areas of hardstanding which have been lawfully developer. Previously developed land excludes. ~~This excludes~~: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Reasonable future scenarios (for assessing potential highways impacts):

a range of realistic transport scenarios tested in agreement with the local planning authority and other relevant bodies (including statutory consultees where appropriate), to assess potential impacts and determine the optimum transport infrastructure required to mitigate any adverse impacts, promote sustainable modes of travel and realise the vision for the site.

Renewable (and low carbon) energy

Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun (including passive solar gain) and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Retail Impact Assessment

An assessment undertaken for an application for retail use for developments over a certain size on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments. See DMDPD.

Rural Area – see also Countryside and Green Belt

All land located outside the defined urban area / urban boundary. This includes Countryside Areas and Green Belt but not safeguarded land.

Safeguarded land

Area of land between the urban area and the Belt which is safeguarded in order to meet longer-term development needs stretching beyond the plan period and to ensure the permanence of the Green Belt boundaries. Safeguarded land identified in this Local Plan is not allocated for development and development of it will be resisted unless and until such time as any future update of the plan specifically proposes the development of the site.

Self-build and custom-build housing

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Sequential Test (Retail)

A sequential test is applied to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered.

Settlement Hierarchy

The means of distributing the priorities for growth and development according to the role or size of a settlement. Policy SP1 confirms the tiers of the existing settlement hierarchy in Hyndburn, indicating the broad scale of development expected in each.

Site of Special Scientific Interest (SSSI)

A conservation designation denoting a protected area extremely valuable for its flora, fauna, physiological and geological features. Land is notified as an SSSI under the Wildlife and Countryside Act (1981), as amended.

Special Area of Conservation (SAC)

Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Area

Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Standard Method of Calculating Housing Need

The National Planning Policy Framework expects strategic policy-making authorities to follow the standard method (set out in Planning Practice Guidance) for assessing local housing need. The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The standard method identifies a minimum annual housing need figure. It does not produce a housing requirement figure.

Strategic Cycle Network

In Hyndburn, this includes the East Lancashire Strategic Cycleway Network which aims to create a joined-up network that provides access to workplaces, schools, colleges, shops and other services, as well as providing tourism and recreation opportunities. The routes are based on old disused railway lines and will mainly be off road 'greenways'. Some routes

also form part of the National Cycle Network which is a UK-wide network of signed paths and routes.

Strategic Employment Hubs

Areas comprising of one or more existing strategic employment areas such as Frontier Park, J7 Business Park and Altham Business Park.

Strategic Employment Site

A key employment site in a strategic location capable of accommodating major investment of local or regional importance.

Strategic Policy

The development plan must include strategic policies to address the local planning authority's priorities for the development and use of land in its area. This includes setting out an overall strategy for the pattern, scale and quality of development and include strategic requirements such as those for housing and employment land for the whole Borough. This document contains the strategic policies for the Borough, whilst the DM DPD sets out policies for non-strategic matters. The development plan for an area comprises the combination of strategic and non-strategic policies which are in force at a particular time.

Sustainability Appraisal

A tool used to appraise planning policy documents in order to promote sustainable development in order to ensure that social, environmental and economic aspects are all taken into consideration as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. It is a compulsory requirement under the 2004 Planning and Compulsory Purchase Act.

Sustainable Drainage System (SuDS)

A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change. ~~A collection of water management practices that aim to align modern drainage systems with natural water processes that are considered to be environmentally beneficial, causing minimal or no long-term detrimental damage.~~

Town Centre uses

Main town centres use: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Transport Assessment

A comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies

measures required to support ~~improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and~~ to promote accessibility and safety, together with measures that will be needed deal with the anticipated transport impacts of the development.

Travel Plan

A long-term management strategy for an organisation or site that ~~seeks to deliver sustainable transport objectives and is regularly reviewed.~~ details how agreed sustainable transport objectives are to be delivered, and which is monitored and regularly reviewed

Urban boundary

The boundary defined on the Policies Map which denotes the urban area of the Borough, including undeveloped land which is allocated for development. Land outside the urban boundary is classed as the rural area.

Viability / Viability Assessment

The determination of whether development is economically worthwhile, taking account of the costs of undertaking development and the value of development. All viability assessments should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

Vision-led approach:

an approach to transport planning based on setting outcomes for a development based on achieving well-designed, sustainable and popular places, and providing the transport solutions to deliver those outcomes as opposed to predicting future demand to provide capacity (often referred to as 'predict and provide')