



9: GLOSSARY

9.1 Definition of the following terms used in this Plan shall be that given in the glossary of the National Planning Policy Framework, which may be found at <https://www.stnp2036.org/glossaries.html>

Affordable housing	Developable	Local planning authority	Significance (for heritage policy)
Ancient or veteran tree	Development plan	Major development	Special Protection Areas
Ancient woodland	Green infrastructure	Neighbourhood plan	Site investigation information
Archaeological interest	Habitats site	Older people	Starter homes
Best and most versatile agricultural land	Heritage asset	Original building	Stepping stones
Brownfield land (or site) Also called “previously developed land”	Historic environment	People with disabilities	Strategic environmental assessment
Climate change adaptation	Historic environment record	Planning condition	Strategic policies
Climate change mitigation	International, national and locally designated sites of importance for biodiversity	Playing field	Supplementary planning documents
Conservation (for heritage policy)	Irreplaceable habitat	Priority habitats and species	Sustainable transport modes
Deliverable	Local housing need	Rural exception sites	Wildlife corridor
Designated heritage asset	Local plan	Setting of a heritage asset	Windfall sites

9.2 Definition of the following terms used in this Plan shall be that given in the glossary of the Breckland Local Plan, which may be found at <https://www.stnp2036.org/glossaries.html>

Allocation	Density	Infrastructure	Protected Species
Amenity	Design & Access Statement	Landscape Character Assessment	Section 106 Agreement

Authorities' Monitoring Report (AMR)	Development	Listed Building	Sequential Approach / Sequential Test
Biodiversity	Dwelling	Material Consideration	Site of Special Scientific Interest
Commitments & Completions	Flood Risk Assessment	National Planning Policy Framework	Sites of Archaeological & Historic Interest
Community Facilities	Flood Zones	National Planning Practice Guidance	Sustainable Development
Community Infrastructure Levy	General Conformity	Nature Conservation	Sustainable Urban Drainage Systems (SuDS)
Contaminated Land	Greenfield Site	Open space	Tree Preservation Order
County Wildlife Site	Habitat	Planning Permission	

9.3 Other terminology used in this Plan is defined below:

TERM	DEFINITION
AECOM	Planning consultants commissioned to provide independent studies in support of the Neighbourhood Plan
Agricultural worker exceptions	Permission granted for development of permanent dwellings outside the settlement boundary for occupation only by full-time workers in agriculture or other rural activities
Allocated site	An area of land designated in the Neighbourhood Plan for residential housing development subject to meeting specified policy conditions
Annual exceedance probability	The statistical probability of a flood event occurring in any one year, expressed as a percentage chance of occurrence.
Annual monitoring	See Authorities Monitoring Report in the Local Plan glossary
Basic conditions	Legislative criteria and requirements that a neighbourhood plan must meet
Biodiversity offsetting	Compensation for harm caused by development to habitats and species by provision of an equivalent or greater benefit elsewhere (usually near the development site)
Building for Life 12	A tool that provides criteria against which the design quality of homes and neighbourhoods may be assessed
Call for Sites	A formal invitation to submit proposals for areas of land to be accepted as allocated sites in the Neighbourhood Plan

Classified roads	Motorways, 'A' and 'B' roads or roads designated as classified unnumbered (often denoted 'C')
Coalescence	The merging together of previously separate areas of settlement
Combined landscape sensitivity	The degree to which an area will be affected by change to both its landscape and visual character
Core area (habitat)	Areas having high nature conservation value and containing rare or important habitats or ecosystems
Corridor	A mosaic of habitats that allow species to move around and support ecosystem functions
Curtilage	The land immediately surrounding a heritage asset building, including any closely associated buildings and structures, but excluding any associated open fields beyond, and also excluding any neighbouring buildings in different ownership to that of the heritage asset building.
Dark skies	The night sky free from intrusive artificial lighting or light pollution
Developer contribution	A levy on new development to ensure the costs of additional demand on local infrastructure are not borne by the community
Drainage Strategy	A document submitted with a planning application setting out how surface water flood risk will be dealt with and providing details of a proposed sustainable urban drainage system
Ecological appraisal	A formal assessment to determine the anticipated impact of a development on all forms of biodiversity
Ecological connectivity	Links provided between networks of high-quality sites and their buffer zones, by wildlife corridors and wildlife-rich, "stepping-stone" sites
Evidence Base	A suite of documents submitted in support of the Neighbourhood Plan which provide the evidence to justify the Plan's policies.
Exception test	A comparison of the benefits of new development and any harmful impact it gives rise to as a result of flood risk
Flood event	A temporary condition during which normally dry land is inundated with water
Flood Risk Assessment	A formal evaluation of a development site's risk of flooding from any source, and the identification of any necessary mitigation measures
Flood risk attenuation	Physical measures incorporated in a development to mitigate the consequences of flooding on people, property and infrastructure

Green spaces	Undeveloped open areas of land that are publicly accessible
Ground Contamination Risk Assessment	A formal evaluation of the likelihood of land containing substances potentially hazardous to health or the environment
Groundwater protection zone	An area designated by the Environment Agency to ensure underground sources of drinking water are not contaminated or interrupted
Health check	A pre-submission review of a neighbourhood plan by a qualified inspector to assess the likely acceptability of the plan at formal examination
Heritage Asset Find	An item resulting from the works of man or the combined works of nature and man, and which are of archaeological / historical interest
Heritage Asset Site	A location where works of man or the combined works of nature and man of archaeological / historical interest have been found, and locations which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view
Heritage Statement	A planning submission giving an assessment of the significance of heritage assets and / or their settings affected by a development, and of the impacts of that development upon them
Housing allocations policy	Breckland Council policy defining eligibility for the Council's housing register and the hierarchical priority for assignment of a property
Housing mix	The range of dwellings types and their sizes in terms of number of bedrooms that jointly best meet the housing needs of the Neighbourhood Area
Housing Needs Assessment	The compilation and evaluation of demographic data and local housing market trends to establish the housing mix that will best serve the needs of the local community
Housing Register	A database, managed by Breckland Council, of those who qualify for affordable and social housing in the District
Infill development	Development in vacant or under-used parcels of land within areas already largely developed and inside the settlement boundary
Key View	A view determined by landscape character assessment as having notable qualities or features, landmarks, or a particularly attractive composition that warrants preservation
Landscape and Visual Impact Assessment	A formal evaluation of the likely effects of development on the landscape of an area and on specific views and the general visual amenity people experience

Landscape sensitivity	The degree to which an area will be affected by change to its landscape character
Lead Local Flood Authority	The body responsible for managing the risk of flooding from surface water, groundwater and ordinary watercourses. Norfolk County Council is the Lead Local Flood Authority for the Neighbourhood Area
Lifetime Homes Standard	A document that sets out principles of good housing design, in the context of maximising utility, independence and quality of life, while not compromising other issues such as aesthetics or cost effectiveness
Light spillage	The intrusion caused by light cast where it is not needed or wanted
Local connection	Meeting one of the hierarchical criteria set out in Policy 2D: Affordable Housing, with regard to the preferential allocation of affordable housing
Local Green Space	An area of open land that meets defined criteria for discretionary designation giving it protection from development in a similar manner to green belt land
Local Highways Authority	The body responsible for all matters concerned with highway safety and maintenance of adopted roads. Norfolk County Council is the Local Highway Authority for the Neighbourhood Area
Local lettings	A policy applying to affordable rent tenure properties whereby preference for the allocation of such housing may be given to those with a local connection
Local Priority Species	Species not designated as protected or as priority species nationally, but which are rare and vulnerable in the local context
Making of the Plan	The formal, legal acceptance of the Neighbourhood Plan as part of the Local Development Plan by Breckland Council
Masterplanning	The preparation of coherent site layout drawings in compliance with Plan policies and a report describing key design considerations that together serve as an indication of layouts likely to be acceptable at planning application stage
Neighbourhood Area	The formally defined area dealt with by a Neighbourhood Plan. In the case of Saham Toney, it corresponds with the Parish boundary
Non-designated heritage asset	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

Notable Tree	A tree or group of trees that a community or nation regards as being of special importance
Parish Action Points	Items identified during the preparation of the Neighbourhood Plan as important to the local community, but which fall outside the permitted scope of neighbourhood planning, and so are to be dealt with separately
Permeable Habitat	Land surrounding habitat core areas and stepping stones through which species may travel
Planning Statement	A document providing justification for a planning proposal in terms of local context, need for the development, how national, regional and local planning policies have been complied with and how other material considerations and emerging policies have been considered
Policy Map	A map illustrating Neighbourhood Plan policy requirements and/or providing information to aid understanding of a policy
Prescribed conditions	Part of the Basic Conditions a neighbourhood plan is required to satisfy
Riparian ownership	Ownership of all or part of a watercourse by a person or people with watercourses on, next to or under their property, even if not included on Title Deeds
Rural Character Area	A sub-division of the unsettled areas of the Parish defined by it having a particular set of landscape characteristics
Rural Gap	A formally defined area set to be free from development in order to prevent coalescence of Saham Toney and Watton
Scheduled Monument	As defined under the Ancient Monuments and Archaeological Areas Act 1979
Secured by Design	A police design initiative aimed at improving the security of buildings and their immediate surroundings
Services and facilities	Taken to include (a) Community facilities; (b) Schools; (c) Healthcare; (d) Public transport; (e) Shops and businesses; (f) Employment; (g) Leisure facilities; and (h) Recreational spaces
Settlement boundary	A line around an area defined by the Local Planning Authority within and immediately adjacent to which development will be allowed subject to meeting a range of policy conditions in the Local Development Plan
Settlement Fringe Area	An area of land peripheral to the main settled areas (denoted Village Character Areas) of the Parish, distinguished by having a particular set of landscape characteristics

Settlement hierarchy	The classification of towns and villages into tiers of priority with regard to housing development in Breckland, as set out in the Local Plan
Sewerage Capacity Assessment	A formal evaluation to determine if the existing foul drainage system and local waste water treatment works have sufficient spare capacity to deal with additional flows as a result of proposed development
Significant wildlife habitat	Habitats designated nationally as of priority, or locally designated habitats, county wildlife sites, ancient woodland, ancient and veteran trees, or habitat stepping stones and permeable habitats
Site allocation	The designation of a residential housing site as an allocated site in the Neighbourhood Plan following a process of site assessment and selection
Site Assessment	A formal evaluation of the suitability for development or otherwise of a proposed site, taking into account all relevant national, local and neighbourhood planning policies
Site Selection	A process building on the results of site assessment, to assess and rank all proposed sites against relevant criteria to determine which warrant designation as an allocated site
Social housing	Housing, provided for rent by a Local Authority or Housing Association, to eligible households whose needs are not met by the housing market
Social infrastructure	The key services and facilities required to support a community
Source control in Sustainable (urban) Drainage Systems (SuDS)	Systems designed to counter increased surface water discharge within developed sites as close to its source as possible, by maximising permeability through attenuation and infiltration, thus reducing or eliminating a need for offsite discharge
Special Protection Area Buffer Zone	An area defined by Breckland Council to provide a 1500m wide buffer to the Breckland Special Protection Area in which development is not normally permitted
Standing Advice	Pre-written advice by expert bodies for use by Local Planning Authorities as a material consideration to inform their decision making
Starter homes	Houses marketed at a cost likely to be affordable to first-time buyers
Statutory Water Authority	The body responsible for providing clean water and dealing with foul water disposal. Anglian Water is the Statutory Water Authority for the Neighbourhood Area.

Stepping stones (habitat)	Small habitat sites that allow species to move between core areas
Surface water run-off rate	The velocity at which surface water flows when it is unable to soak into the ground
Surface water run-off volume	The volume of excess surface water which would drain from a defined area under a specified storm condition
Sustainable location	An area with the potential for development that meets present needs without compromising future economic, environmental and social needs
Swale	A semi-natural drainage feature designed to slow and retain surface water runoff by spreading it horizontally, facilitating better infiltration into the ground
Transport Impact Report	A formal evaluation of the effect new development will have on traffic in the area, measured against baseline data including number and speed of vehicles and road junction capacities
Vernacular	A characteristic of built-form which is typical of an area, relating particularly to design and architectural features
Viability	A measure of the value (revenue) generated by a development relative to the costs of undertaking the development
Village Character Area	A sub-division of the settled areas of the Parish defined by it having a particular set of landscape and townscape characteristics
Village Design Guide	A document that supports Policy 3A of the Neighbourhood Plan by providing guidance on the design principles and details to be used for all new developments
Village with Boundary	The Local Plan settlement hierarchy classification applicable to Saham Toney
Visibility splay	A defined area adjacent to a road junction or access point required to have unobstructed sight lines for motorists and pedestrians
Visual sensitivity	The degree to which an area will be affected by change to its visual character