

Dormansland Neighbourhood Plan Glossary

AMENITY

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

BIODIVERSITY

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

DESIGNATED HERITAGE ASSETS

Parts of the historic environment which have been designated because of their historic, archaeological, architectural or artistic interest.

DEVELOPMENT

Development is defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'.

DEVELOPMENT PLAN DOCUMENT

This is currently the Tandridge District Core Strategy 2008, Tandridge Local Plan Part 2: Detailed Policies 2014-2029 and the Surrey Waste and Minerals Plans. Once 'Made' (adopted) the Dormansland Neighbourhood plan will become part of the development plan for the Parish area.

EVIDENCE BASE

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Development Plan Documents, including physical, economic, and social characteristics of an area. This Neighbourhood Plan has its own evidence base which is published alongside the plan ([Link](#)).

GREEN BELT

A designation for land around certain cities and large built-up areas, which aims to keep the land permanently open or largely undeveloped. The purpose of the green belt is to check the unrestricted sprawl of large, built-up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic

towns and assist urban regeneration by encouraging the recycling of derelict and other urban land.

HABITATS REGULATIONS ASSESSMENT

A Habitats Regulations Assessment (HRA) tests the impact of a proposal on nature conservation sites of European importance and is a requirement for land use plans and projects. This Neighbourhood Plan does not need to prepare an HRA, because the designated Neighbourhood Area does not include, or is in close proximity to, any sites of this nature.

LANDSCAPE CHARACTER

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

LISTED BUILDING

A building of special architectural or historic interest. Listed buildings are graded I, II* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.

LOCAL GREEN SPACES

Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection against development providing they meet certain tests set out in national policy. (See paragraphs 106 -108 of the NPPF ([Link](#))).

LOCAL PLAN

A plan setting out development policies for the local planning authority area. For Dormansland Parish the Tandridge Local Plan and Core Strategy documents contain strategic planning policies for the area.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

NEIGHBOURHOOD PLAN

A plan prepared by a Parish Council under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012 (as amended).

NON-DESIGNATED HERITAGE ASSETS

Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets (as defined in Annex 2 of the NPPF).

DORMANSLAND PARISH COUNCIL (DPC)

The Qualifying Body producing this Neighbourhood Plan.

PRE-SUBMISSION PLAN

A first draft of the Neighbourhood Plan, prepared for the first formal consultation in July-September 2025 guided by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

QUALIFYING BODY

A parish council (or in a non-parished area a designated neighbourhood forum) proposing a Neighbourhood Plan.

SPECIAL PROTECTION AREA (SPA)

A habitat site that is protected by the Conservation of Habitats and Species Regulations 2017.

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

A system of incorporating environmental considerations into policies, plans and programmes. This Neighbourhood Plan does not have the potential for significant environmental effects and therefore no strategic environmental assessment is necessary. A document, called a Basic Conditions Statement, include din the evidence base of the Neighbourhood Plan sets out how the Neighbourhood Plan contributes to achieving sustainable development.

STEERING GROUP

A group made up of Dormansland Parish Councillors and other residents set up to investigate the issues covered by the proposed Neighbourhood Plan and advise the Parish Council accordingly.

SUBMISSION PLAN

This document is the Submission Plan, a final draft of the Neighbourhood Plan, prepared for submission guided by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

SUITABLE ALTERNATIVE NATURAL GREENSPACE (SANG)

A designated green area created to reduce the impact of new residential development on protected habitat sites. The green area is designed to be an attractive and accessible recreational space to divert visitors from ecologically sensitive areas.

SURREY COUNTY COUNCIL

The waste and minerals authority for this area.

TANDRIDGE DISTRICT COUNCIL
The local planning authority for this area.