



Glossary of terms	
Please see below for an explanation of terms used in relation to the Planning Obligations Board and Community Impact Mitigation Fund	
Word / phrase / acronym	Explanation
Accessible	Able to be reached, entered, or used by as many people as possible (e.g. buildings with disabled access, projects on bus routes, timing of activities).
Accountability / accountable body	Lead person or group of people with responsibility for a project.
Action plans	A step by step list of what needs to be done, by when and by who. Action plans answer questions of: what do we do next? Who does it? With what resources?
Adjacent / directly adjacent	Next to or adjoining something else.
Adverse impact	A negative or undesired outcome or result.
Balance sheet	A summary of the assets, liabilities and capital of a business or other accountable body at a particular point in time.
Benefits	An advantage. Something that promotes or enhances well-being.
Business plan	A formal statement of a set of business goals, the reason why they are achievable and the plan for achieving those targets.
Cabinet	Senior group of elected councillors with responsibility for leading and shaping the direction of the Council.
Capital projects	Projects which have the specific aim of providing a new asset or facility or maintaining / improving an existing one.
Community Impact Mitigation / CIM Fund	A fund available for projects aimed at improving the economic, social or environmental well being of communities affected by the Site Preparation construction works at Hinkley Point C.
Consent	Formal permission to undertake or carry out an activity.
Constitution	A document that outlines the name, purpose, authority, relationships and financial structure of an organisation/group. The document defines the rules and principles, which an organisation/group is managed.
Economic Development Contribution	A fund available for business support initiatives. The aim of the fund is to assist local business in responding to impacts and opportunities that result from the construction works at Hinkley Point C.
Environmental Statement	The developer must compile detailed information about the likely main environmental effects of the development. The information compiled by the developer is known as an Environmental Statement (ES) and is submitted in support of a planning application.



Environmental sustainability	Projects that achieve higher standards of environmental sustainability will be encouraged. This means projects that respect the local environment, reduce carbon emissions, minimise waste, and promote the sustainable use of utilities (water, energy etc) and building materials.
Full Council	A meeting of all elected councillors or 'members'. Full Council is responsible for the approval and adoption of all policies. It sets the Council's Budget and Borrowing limits; it appoints the Leader of the Council, Head of Paid Service and Members to Committees, excluding Cabinet.
Governance	The action or way in which an organisation/group is managed.
Grant	A sum of money provided for a particular purpose which does not have to be re-paid.
Housing Contribution	A fund available for projects that address the potential impacts on the local private rented and low cost housing market during the construction works at Hinkley Point C.
Impact	An effect on a community or group of individuals caused by the construction works at Hinkley Point C.
Indirect adverse impact	A negative or undesired outcome not directly caused by the construction works but linked to the development at Hinkley Point C.
Intangible	Something that cannot easily be quantified or identified.
Legacy	A lasting benefit, which is left behind as a result of a project. Or positive changes made and left by a project.
Major Projects Team	This team is employed by West Somerset Council to deliver the Councils commitments in relation to the Hinkley Point development
Match funding	Funds that are set to be paid from other funding sources.
Parish / Community Plan	A document prepared by the community (normally led by a Parish/Town Council), which sets out how residents want to see the area develop over the next few years.
Planning Obligations	Part of a legal agreement known as Section 106 or S106 between developers and local authorities. Developers are legally required or 'obliged' to carry out the Planning Obligations to make the development acceptable in planning terms.
Planning Obligations Board / POB	A group established by the Site Preparation Works Section 106 Agreement as a mechanism to administer certain contributions, which form part of wider obligations on Community Impact, Housing and Economic Development. The board comprises two



	representatives from each of West Somerset Council, EDF Energy, Somerset County Council and Sedgemoor District Council.
Planning permission	Formal approval sought from a Local Authority, often granted with conditions, allowing a proposed development to proceed. Groups are required to make enquiries from their local planning authority to see whether permission for their proposed project is needed. If required, evidence that this has been secured should be submitted with your formal project submission.
Policy	A course or principle of action adopted or proposed by an organisation.
Priority impact zone	This is not an area defined on a plan. Funding will be prioritised in areas most affected by the construction works at Hinkley Point C. Communities closest to the construction site and next to the main transport routes to the construction site will be given highest priority. Communities living further away from the construction site may be eligible if projects can demonstrate that they address an indirect impact and can benefit an area inside West Somerset and/or Sedgemoor Districts..
Public liability insurance	A type of insurance that provides cover against claims made by members of the public who have suffered injury or damage to property in connection with the business.
Quotations	A formal statement setting out the estimated cost for a particular job or service.
Residual	Something remaining or left at the end of a process.
Retrospective funding	Sources of funding secured after a defined action/project has been started/completed.
Revenue Projects	Does not require capital investment but involves continuing expenditure such as a training program, community group etc
Section 106 / S106	A legally binding agreement between developers and local authorities setting out planning obligations which must be carried out by the developer to make the development acceptable in planning terms.
Community/Social infrastructure	A range of activities, organisations and facilities supporting the formation, development and maintenance of social relationships in a community.
Statement of accounts	An official document of all transactions (debits and credits) associated with a business/ group over a defined period.
Supplementary information	Additional documents (e.g. items that support your application such as letters of support).
Sustainable communities	Places which are sensitive to their environment and contribute to a high quality of



	life for their residents now, and in the future.
Tenure	The form of right (title) under which land/buildings are held or occupied (freehold, leasehold or licence).
Town and Country Planning Act 1990	A legal act of Parliament which regulates the development of land in England and Wales.
Value for money	Achieving something at the best possible price or delivering many positive outcomes vs. initial outlay or securing a high level of match funding.
VAT	A tax charged on most transactions in the UK.