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A

Active frontage:

Business or retail uses with windows and doors onto the street which create interest and activity.

Active Travel:

a mode of transportation achieved by human physical activity, such as walking and cycling.

Affordable housing:

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:
 - i the rent is set in accordance with the Government's rent policy for Social Rent;
 - ii the landlord is a registered provider; and
 - iii 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:
 - i 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);
 - ii 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
 - iii 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).

- 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.

Air Quality Management Area (AQMA):

An area where air pollutant concentrations exceed / are likely to exceed the relevant air quality objectives. AQMAs are declared for specific pollutants and objectives.

Ancient or veteran tree:

A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

Ancient Woodland:

An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

Ancillary use:

Describes a secondary building or building use associated with the main use of a building or defined area of land

Annual Average Daily Traffic (AADT):

A measure of traffic levels that could be expected on a given day for transport assessment, monitoring and reporting

Areas of Outstanding Natural Beauty (AONB):

Now known as 'National Landscape'. See National Landscape definition.

Article 4 direction:

A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order.

Authority Monitoring Report (AMR):

an annual report prepared by a Local Planning Authority (LPA) to assess the implementation of its local planning policies and the progress of its Local Development Scheme (LDS).

B**Best and Most Versatile (BMV)****Agricultural Land:**

Land in grades 1, 2 and 3a of the Agricultural Land Classification

Biodiversity:

The number, abundance, variety and variability of different species (including organisms, animals and plants) living within a particular habitat and/or area.

Biodiversity Net Gain (BNG):

An approach to development that leaves biodiversity in a better state than before

Brownfield Land:

See Previously developed land

Build to Rent (BtR):

Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or

houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

C**Carbon Storage:**

The process of capturing and storing atmospheric carbon.

Circular economy:

A model of production and consumption, with the aim to minimise waste and extend the life cycle of resources through reuse, repair and recycling.

Climate change adaptation:

Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Climate change mitigation:

Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Conservation Area:

A designated area given an increased level of protection due to its historic significance and/or character, as defined in the Planning (Listed Buildings and Conservation Areas) Act 1990

D

Degree of Saturation:

Degree of Saturation (DoS) modelling is a method used in traffic modelling to evaluate junction performance by comparing traffic demand to the junction's capacity. A higher DoS percentage indicates more congestion and a greater likelihood of queue formation, with values over 90-100% generally signalling an over-capacity situation. Traffic modelling software uses DoS to predict if a junction can handle the expected traffic volume, assess the impact of changes, and optimize signal timings to prevent or mitigate congestion.

Density:

Density refers to a measurement of the number of dwellings per hectare.

Design Code:

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design Guide:

A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Designated heritage asset:

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development:

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". Most forms of development require planning permission (see also "permitted development")

Dwelling (or dwellinghouse):

A self-contained building, or part of a building, in residential use and usually housing a single household

E

Ecological Networks:

Connected areas of natural habitat. The protection and creation of these is a key strategy for biodiversity conservation in response to climate change.

Ecosystem services:

Services provided by the natural environment which benefit human wellbeing and quality of life. For example: food, water, building materials, plants used for medicine, natural flood defences, pollination of plants.

English Housing Survey (EHS):

is a government survey that collects detailed data on the housing circumstances and conditions of homes in England, including the energy efficiency of housing stock.

F

Functional Economic Market Area (FEMA):

When planning for economic growth, the Government's Planning Practice Guidance (PPG) states that economic needs should be assessed in relation to relevant Functional Economic Market Areas (FEMAs), these are the spatial levels at which local economies and markets operate. In most cases, these will extend beyond administrative boundaries and are defined in economy evidence prepared to inform the Local Plan.

G

Greenfield:

Refers to land which has not been previously developed.

Green Infrastructure (GI):

A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Green Belt:

A planning constraint that aims to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

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.

Green infrastructure (GI):

A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Gypsy and traveller:

Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an

organised group of travelling showpeople or circus people travelling together as such.

Gypsy and Traveller Accommodation Assessment (GTAA):

is a study to identify and provide a robust assessment of the current and future accommodation needs of Gypsy, Traveller, and Travelling Showpeople communities within their area. These assessments use various evidence and data, sometimes including local outreach, to estimate the number of pitches or plots required, which then informs the local planning policy to meet these housing need.

H**Habitats Regulation Assessment (HRA):**

an assessment under the Habitats Regulations to test if a plan or project proposal could significantly harm the designated features of a European site. A European site is protected by the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations).

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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

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.

House in Multiple Occupation (HMO):

a property rented out to three or more people from more than one household, sharing basic amenities like a kitchen or bathroom, or a building converted into non-self-contained flats. HMOs often require a licence from the local authority, particularly if they are "large HMOs" rented to five or more people.

Housing Market Areas (HMA):

is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work

Infrastructure:

Facilities or services needed to which are needed to support developments including transport, flood defences, schools, hospitals and medical facilities, sporting and recreational facilities and open spaces.

Infrastructure Delivery Plan (IDP):

A formal document identifying the infrastructure needed to support the development proposed in the Local Plan.

Irreplaceable habitat:

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

J**Junction level of service (LOS):**

In transport modelling this assesses how well a junction performs by calculating factors like vehicle delay, queues, and potential conflicts to quantify the quality of service provided to road users, including drivers, cyclists, and pedestrians.

L

Land Availability Assessment (LAA):

This identifies a potential future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period.

Levelling Up and Regeneration Act 2023 (LURA):

a law passed in October 2023 that aims to reduce geographic disparities and speed up the planning system by reforming local government, town and country planning, and compulsory purchase legislation. Key measures include

creating a new system for local plans, changing rules for the Community Infrastructure Levy (CIL) to an Infrastructure Levy, enabling councils to charge more council tax on empty second homes, and establishing Environmental Outcome Reports (EORs) for specific projects and plans. The Act provides the legal framework for these changes, with many measures requiring further secondary legislation to take full effect.

Listed building:

A buildings or structures which have been identified as being of special architectural or historic interest and are designated as either Grade I, Grade II* or Grade II by Historic England. This relates to the quality and relative interest of the building.

Local Green Space (LGS):

A designation determined by a Local Planning Authority to a defined area for its amenity value on a local level. This is not to be confused with Open Space, which has a broader definition and concerns less localised matters.

Local housing need:

The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.

Local Nature Recovery Strategy (LNRS):

Spatial strategy which sets out priorities for nature recovery and proposes actions to achieve these priorities.

Local Nature Reserves (LNR):

Statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.

for areas with wildlife of geological features that are of local interest.

Local Plan:

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local Wildlife Sites (LWS):

Areas of land selected for their local nature conservation value, which can contain important, and threatened habitats and species.

M**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.

N

National Landscapes:

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty, 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.

National Planning Policy Framework (NPPF):

This sets out the Government's planning policies for England and how these are expected to be applied. It provides the wider context for the Local Plan.

Nationally Described Space Standards:

Standards that sets out requirements for the gross internal floor area at a defined level of occupancy as well as floor areas and dimensions for key areas in new dwellings.

Natural Flood Management:

managing flood and coastal erosion risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers, floodplains and coasts.

Natural resources:

Naturally occurring materials or substances that are found in the environment and are developed without human intervention.

Neighbourhood Plan:

A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Net Zero:

The state in which the volume of greenhouse gases emitted to the atmosphere is balanced by their removal out of the atmosphere, through natural carbon sinks like forests, and new technologies like carbon capture.

Night-time economy:

range of business, social, and cultural activities taking place in town and city centres between approximately 6pm and 6am.

O

Open space:

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.

Older people:

People over or approaching retirement age, including the active, newly- retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

P

People with disabilities:

People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permitted Development (or Permitted Development Rights):

The ability (within planning) to carry out certain limited forms of development without the need to make an application to a Local Planning Authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.

Planning condition:

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation:

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

Planning Practice Guidance (PPG):

Sets out how the Government's expects the planning policies in the National Planning Policy Framework to be interpreted and implemented.

Planning Policy for Traveller Sites (PPTS) 2024:

is the government's policy document that provides guidance to local planning authorities on how to assess the accommodation needs of Gypsy and Traveller and Travelling Showpeople households and plan for sufficient, suitable, and deliverable sites.

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). It also includes land comprising large areas of fixed surface infrastructure such as large areas of hardstanding which have been lawfully developed. Previously developed land 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.

Primary Shopping Area (PSA):

Defined area where retail development is concentrated within a town centre. Characterised by a high density of shops and other retail uses, the PSA is intended to support the vitality and economic health of a town centre.

Priority habitats and species:

Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006. Regionally Important Geological Sites (RIGS).

Private Registered Providers (PRPs):

are organisations, such as housing associations, charities, and some for-profit companies, that provide social housing and are not local authorities. As registered, independent entities, PRPs are regulated and are a key sector for building and managing affordable homes in the UK. Private registered providers were previously termed Registered Social Landlords or housing associations.

R**Regulator of Social Housing (RSH):**

is a non-departmental public body responsible for regulating social housing providers in England to ensure they are financially viable, well-governed, and deliver decent, safe, and energy-efficient homes for tenants. The RSH sets economic and consumer standards, conducts inspections, and can take action, including issuing unlimited fines, if providers fail to meet them.

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 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).

Rural diversification:

The expansion, enlargement or variation of the range of products or fields of operation of a rural business.

Rural exception sites:

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

S

Settlement Hierarchy:

A settlement hierarchy is an important tool that categorises settlements and groups them together based on their sustainability. It helps decide on the most sustainable locations for future growth. Further details can be found in the Council's Sustainable Settlement Study.

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. Self-build and Custom Housebuilding Act 2015: requires local authorities in England to keep a register of individuals and associations

interested in self-build or custom housebuilding projects and to consider this demand when carrying out their planning functions. The Act defines self-build as where a person builds their own home on a plot of land, and custom build as a similar process, often with a developer facilitating, but with the individual having primary input into the design and construction. Sites of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Spatial Strategy:

is how a local plan's vision and objectives aim to be delivered by guiding development to the most sustainable locations and by delivering growth that takes account of people, places and the environment. It sets out how and where growth should be distributed across a local area.

Special Areas 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.

Strategic Flood Risk Assessment (SFRA):

Document prepared by the local planning authority to evaluate flood risk across the area, prepared as part of the evidence base for the Local Plan.

Strategic Housing Market Assessment (SHMA):

An evidenced base document that provides an understanding of housing market dynamics, an assessment of future housing needs for both market and affordable housing and the housing requirements of different groups within the population.

Sustainability Appraisal (SA):

is a systematic process that must be carried out during the preparation of local plans and spatial development strategies. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.

Sustainable development:

This is growth that meets the social and economic needs of the community within the environmental limits without compromising the ability of future generations to meet their own needs

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. The type of system that would be appropriate will vary from small scale interventions such as permeable paving and soakaways that can be used in very small developments to larger integrated schemes in major developments.

Sustainable transport modes:

Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, ultra low and zero emission vehicles, car sharing and public transport.

T**Town centre:**

Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance.

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 alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development.

Travel plan:

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

Travelling showpeople:

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

Tree Preservation Order (TPO):

is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.

U**Use class:**

The use of a building, structure or land as categorised in The Town and Country Planning (Use Classes) Order 1987.

V**Volume to capacity ratio (V/C):**

In transport modelling, this measures how much traffic is using a road link or junction compared to its maximum theoretical flow. A V/C ratio close to 1.0 indicates saturation and potential congestion, while a ratio below 0.5 suggests free-flow conditions. This ratio is a fundamental indicator of performance, influencing speed-flow relationships, queuing, and the overall level of service. It is used in traffic modelling to explain existing conditions and the impact of proposed changes.

W**Water stress:**

This occurs when the demand for water in an area exceeds the available supply, or when poor water quality restricts its use.

Wildlife corridor:

Areas of habitat connecting wildlife populations.

Windfall sites:

Sites not specifically identified in the development plan.