19.0 Glossary of Terms and Abbreviations

Disclaimer
The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning terminology and should not be used as a source for statutory definitions.

A1 Shops: Town and Country Planning (Use Classes) Order 1987 (as amended) includes shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafés.

A2 Financial and professional services: Town and Country Planning (Use Classes) Order 1987 (as amended) includes financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.

A3 Restaurants and cafés: Town and Country Planning (Use Classes) Order 1987 (as amended) includes the sale of food and drink for consumption on the premises - restaurants, snack bars and cafés.

A4 Drinking establishments: Town and Country Planning (Use Classes) Order 1987 (as amended) includes Public houses, wine bars or other drinking establishments (but not night clubs).

A5 Hot food takeaways: Town and Country Planning (Use Classes) Order 1987 (as amended) includes the sale of hot food for consumption off the premises.

Accessibility: The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.

Affordable Housing: Housing that is provided to eligible households at a price/ rent below the market rate, whose housing needs are not met by the market. It includes both socially rented and intermediate housing.

Ancient Woodlands are defined as areas where there is believed to have been continuous woodland cover since at least 1600 AD. It can include both ancient semi-natural and ancient replanted woodlands. They are irreplaceable habitats.

Application Approved in Principle (AIP): This is a term used to describe an occasion when a planning application has been considered and generally approved by a Local Planning Authority, providing that the applicant agrees to certain conditions such as providing planning contributions or submitting further information to support their application.

Appropriate Assessment (AA): Under the Habitat Regulations Assessment, stakeholders such as developers/ Local Authorities are required to undertake this
assessment when a plan or project is likely to have an impact on any European Environmental conservation designations (i.e. Natura 2000 sites consisting of Special Protected Areas of Conservation, Special Protected Areas, etc). The overall aim of this assessment is to demonstrate that the plan/project will not have an adverse impact on the integrity of the environmental designation. Alternatively, the AA will need to demonstrate why the proposed project/plan is in the overriding public interest and the compensatory measures that will be taken to ensure the overall coherence of the Natura 2000 sites is protected.


Biodiversity: The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Brownfield Land: See definition for Previously Developed Land.

Carbon Footprint: The amount of greenhouse gas produced in daily life through the burning fossil fuels.

Central Area Action Plan (CAAP): Northampton Borough Council is preparing an Area Action Plan to direct the redevelopment of Northampton central area.

Comparison Retailing: The provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Community Infrastructure Levy (CIL): This allows Local Authorities to raise funds from developers undertaking new building projects in their area. This is used to fund a wide range of infrastructure (i.e. transport schemes, schools, etc) that are needed to support the development of their area.

Connectivity: The linkages that exist between key locations.

Convenience Retailing: The provision of everyday essential items, including food, drinks, newspapers/magazines and confectionary.

D1 Non-Residential Institutions: Town and Country Planning (Use Classes) Order 1987 (as amended) includes Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court and non residential education and training centres.
D2 Assembly and leisure: Town and Country Planning (Use Classes) Order 1987 (as amended) includes Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

Dam Break Area: An area of a site that is safeguarded from development and allowed to flood when the Dam is at risk of overflowing/breaking. It also protects the developed areas from flooding.

Daventry International Rail Freight Terminal (DIRFT): An intermodal (changing from one mode of transport to another) rail port and logistics centre located near Crick, Northamptonshire.

Developer Contributions: Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or by directly providing facilities or works either on or off-site.

Development Plan Document (DPD): These are planning documents forming part of the Local Development Framework (LDF) and which have a status of being part of the development plan. In order to acquire this status they will be subject to independent scrutiny through a public examination. Certain documents within the LDF must be DPDs, for example a Core Strategy, Site Specific Allocations of land and Area Action Plan where produced. There must also be an adopted Proposals Map which may be varied as successive DPDs are adopted.

District Centre: A centre that provides a number of facilities to serve the community, such as a group of shops including a supermarket or superstore and a range of non-retail services such as banks, building societies, and restaurants as well as local public facilities such as a library as defined in PPS4.

Dwelling: A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or residentially converted farm building.

East Midlands Regional Plan (EMRP): The EMRP comprises the Regional Spatial Strategy for the period up to 2026 under the provisions of the Planning and Compulsory Purchase Act 2004. The main role of the Regional Plan is to provide a strategy within which local authorities planning documents and Local Transport Plans can be prepared. It is also material to decisions on individual planning applications and appeals. It is the Government’s intention to revoke Regional Spatial Strategies.

Environment Agency is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources. They are consulted throughout the plan making and decision making process in order to promote sustainable development.
Evidence Base: The information and data gathered by local authorities to justify the “soundness” of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area. It consists of consultation responses and the finding of technical studies.

Flood Risk Attenuation: Measures such as tanks and surface ponds that are designed to reduce or prevent water entering an area, sewers and rivers during periods of heavy rainfall with the potential to prevent flooding.

Flood Zone 1: An area with low risk of flooding. This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding.

Flood Zone 2: An area with a low to medium risk of flooding. This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding or between a 1 in 200 and 1 in 1000 annual probability of sea flooding.

Flood Zone 3a: An area with a high probability of flooding. This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding or a 1 in 200 or greater annual probability of flooding from the sea.

Flood Zone 3b: This is an area within a functional floodplain. This zone comprises land where water has to flow or be stored in times of flood.

Greenfield Land: Land which has not previously been developed, including land in agriculture or forestry and land in built up areas used for outdoor sport and recreation (including public and private open space and allotments).

Green Infrastructure: A strategically planned and delivered network of high quality green spaces and other environmental features. It is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Gypsy and Traveller Accommodation Assessment (GTAA): The Housing Act 2004 requires local authorities to undertake an assessment of the accommodation needs of gypsies and travellers. This assessment is used to inform the amount of land that should be identified by the planning system to meet the needs of gypsies and travellers.

High Speed 2 (HS2): A fast rail route between London and Birmingham, with the possibility of extension to Glasgow or the East Midlands.

Indices of Multiple Deprivation: This measures the level of deprivation within a specific geographic area (i.e. council wards). It assesses the level of deprivation from a whole range of sources such as income employment; health and disability; education; skills and training; housing and services; living environment and crime. It can useful for identifying areas in need of regeneration.
In-migration: The movement of persons into a community/population who originate from elsewhere.

Information and Communications Technology (ICT): The study, design, development, implementation, support or management of information systems. Information technology is a general term that describes any technology that helps to produce, manipulate, store, communicate, and/or disseminate information.

Infrastructure Delivery Plan (IDP): The IDP identifies the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for West Northamptonshire up to 2026. The document will be subject to monitoring and regular review.

Interchanges: Place where passengers or goods are exchanged/transported between tow (or more) different types of transport.

Lifetime Homes: The Lifetime Homes standard is a set of 16 design criteria that provide a model for building accessible and adaptable homes. This standard is widely used in planning policies and forms part of the Code for Sustainable Homes.

Local Centre: A centre that includes a range of small shops of a local nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub-post office, a pharmacy, take-away and laundrette as defined in PPS4.

Local Development Framework (LDF): The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the framework for delivering the spatial planning strategy for a local authority area and may also include local development orders and simplified planning zones.

Local Development Scheme: This sets out a programme for preparing local development documents.

Local Strategic Partnership: This is a partnership that brings together organizations from public, private, community and voluntary sector in a local authority area, so that different initiatives and services support each other and work together. The partnership is responsible for producing a Sustainable Community Strategy/Vision, setting out their local priorities and the key actions that may need to be taken to achieve these, in order to enhance the social, economic and environmental well being of their area.

Mixed Use (or Mixed Use Development): Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

Modal Shift: The result of a change from one mode of transport to another, for example private car use to bus use.
Modal Split: The number of journeys being made by each different transport type.

Mode: The type of transport being used for a journey.

Non B Employment Uses: A use commonly defined as including retail, tourism, leisure education, and health as set out by the Town and Country Planning Use Classes Order 1987 and its subsequent amendments.

Northamptonshire Enterprise Limited (NEL): A partnership between the public, private and voluntary sectors. Its purpose is to develop the Northamptonshire economy and support job creation.

Northamptonshire Biodiversity Action Plan (BAP): Lists the most threatened habitats and species in the county, and sets out targets for action to aid their recovery.

Open Book Approach: This is a term used to describe the process by which a Local Planning Authority can expect a developer to further submit evidence (i.e. Viability Assessment), when negotiating planning contributions such as Affordable Housing, Infrastructure, etc, in order to demonstrate that the development will be unviable if the contributions are provided.

Out-Commuting: Those who are employed outside of the settlement in which they live whom travel between the two locations.

Parish Plans: Are prepared by Parish Councils and other local community groups and set out a vision for their local area and usually include an action plan of how to achieve the vision. Parish Plans can be used to inform the development of planning policy at the local level.

Park and Ride: A series of car parks located around the edge of a town or city with a dedicated bus service to take passengers to the centre (or other location, such as a football stadium) to help relieve car congestion.

Physical Infrastructure: Includes existing and future development required to support utilities, transport and waste management.

Planning Policy Guidance Notes (PPGs): Prepared by the government after public consultation to provide guidance to local authorities on planning policy. These are gradually being replaced by Planning Policy Statements.


Potential Special Protection Area (pSPA): A pSPA is a designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain threatened birds.
Previously Developed Land (PDL): Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings) and associated fixed surface infrastructure, including the curtilage of (land attached to) buildings. It includes defence buildings and land used for mineral or waste extraction when there is no requirement for subsequent restoration. Land in built up areas such as private residential gardens, parks, recreation grounds and allotments are not considered as PDL. PDL is still commonly referred to as brownfield land.

Principal Urban Areas (PUAs): Settlement conurbations that can develop into sustainable urban communities where people will wish to live and work.

Public Realm: Areas available for everyone to use, including streets, squares and parks.

Regional Spatial Strategies (RSS): A planning strategy prepared for the region, by a Regional Planning Body. It sets out the broad locations where strategic levels of growth can occur, including details of scale, type, and distribution, and the policies that may apply to encourage the sustainable growth of the region. A development plan consists of the RSS at a regional level and the Local Development Frameworks at a local level. However, it should be emphasised that the Government has signalled an intention to abolish the RSS, through the Localism Bill.

Retail Leakage: The amount of money that is spent by people outside of their local retail catchment area.

River Nene Regional Park (RNRP): An independent community interest company creating a green infrastructure network of environmental projects along the River Nene.

Section 106 Agreement / Contribution: Refers to Section 106 of the Town and Country Planning Act 1990 and is a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing.

Site of Specific Scientific Interest (SSSI): A site or area designated as being important due to its wildlife plants or flowers and/ or unusual or typical geological features. SSSIs are identified by Natural England and have protected status under Wildlife and Countryside Act 1981.

Social Infrastructure: Includes education, healthcare, sports facilities, cultural and community facilities.

Standard Assessment Procedure Energy Ratings (SAP): The SAP is the Government's recommended system for energy rating of dwellings.
**Strategic Environment Assessment**: A generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.

**South East Midlands Local Economic Partnership (SEMLEP)**: This is a locally owned partnership between the Local Authorities and businesses. They are responsible for determining their local economic priorities and undertaking activities to drive economic growth and create local jobs.

**Strategic Flood Risk Assessment (SFRA)**: Assessment of all forms of flood risk from groundwater, surface water, impounded water bodies, sewer, river and tidal sources, taking into account future climate change predictions. This allows Councils to use this information to locate future development primarily in low flood risk areas (Level 1 SFRA).

For areas that have a higher risk of flooding, the SFRA examines the capacity of the existing flood prevention infrastructure (i.e. drainage) and identifies all the measures that any potential development may need to take to ensure that it will be safe and will not increase flood risk to third parties. (Level 2 SFRA)

**Strategic Housing Land Availability Assessment (SHLAA)**: A technical document which assesses the amount and nature of land which could be made available for housing development. It is part of the evidence base that will inform the plan making process.

**Strategic Housing Market Assessment (SHMA)**: A technical study which assesses housing need and demand across a defined market area and which is used to inform housing and planning policies.

**Sub-Regional Centres (SRC)**: Centres of economic or retail significance/ size that are of lower significance than the main regional centre.

**Supplementary Planning Document (SPD)**: Provides additional guidance on matters covered by a DPD. They form part of the Local Development Framework and will be an important consideration in determining planning applications.

**Sustainability Appraisal (SA)**: This examines the impacts of the JCS strategies/policies against a large number of economic, social and environmental sustainability objectives. It also provides an indication of what measures may need to be taken to minimise/eliminate any adverse impacts and promote sustainable development. The Planning Compulsory Purchase Act requires an SA to be undertaken for all Development Plan Documents throughout the plan making process.
**Sustainable Community Strategy (SCS):** This sets the overall strategic direction and long-term vision for the economic, social and environmental wellbeing of a local area – typically 10 to 20 years – in a way that contributes to sustainable development in the UK. It is prepared by a Local Strategic Partnerships which is made up of public, private and voluntary sector organisations. It identifies the key long terms priorities for the area (i.e. Affordable housing, creating employment, tackling causes of social deprivations, etc) and how the LSP could work together to address these.

**Sustainable Development:** Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs.

**Topography:** The gradient and variations in height within a landscape.

**Urban Capacity Study (UCS):** A study to identify the potential to accommodate housing development using previously developed land within existing urban areas. Urban Capacity Studies have now been superseded by Strategic Housing Land Availability Assessments (SHLAA).

**Viability Appraisal:** An assessment of a proposed development to ensure all elements for the development, including required infrastructure and any required financial contributions can be successfully delivered in an economic context.

**West Northamptonshire Development Corporation (WNDC):** This organisation was set up by the government in December 2004. Their mission is to promote and deliver sustainable housing growth and regeneration in Northampton, Daventry and Towcester.