

## **Appendix 1: List of acronyms and technical terms**

## Glossary of Terms:

Term	Definition
Accessibility	The ability of everybody to go conveniently where they want.
Adoption	The final confirmation of a planning document as having statutory status by a Local Planning Authority.
Affordable housing	Housing which meets the present and future needs of households unable to secure adequate housing at prices determined by the market.
Air Quality Management Area (AQMA)	Air Quality Management Areas are designated by Local Authorities where air quality objectives are not being met.
Annual Monitoring Report (AMR)	Report on the extent to which policies are being achieved.
Best and Most Versatile Agricultural Land	Land which is classified as Grades 1, 2 or 3a in the Agricultural Land Classification system.
Biodiversity Action Plan (BAP)	A strategy prepared for a local area aimed at conserving biological diversity.
Cambridge – Milton Keynes – Oxford Arc	A corridor for growth as set out in the National Infrastructure Commission's report (November 2017).
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a levy that local authorities can choose to charge on new developments in their area. Unlike Planning Obligations, the levy is a non-negotiable flat rate fee which can be used by the Local Authority to fund any project or scheme.
Conservation Area	Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.
Development Plan	This includes adopted Local Plans and Neighbourhood Plans.
Development Plan Document (DPD)	A document that forms part of the Statutory Development Plan. DPD's will be replaced by Local Plans (such as the Development Strategy) under the new planning system.
Duty to Co-operate	Established through the National Planning Policy Framework, the Duty to Co-operate identifies the way in which local authorities will work together on cross-boundary issues.
Freight	Goods transported in bulk by lorry, train, ship, aircraft or pipeline. Includes the transportation of minerals and waste.
Green belt	An area of open land where strict planning controls apply in order, in particular, to check the further growth of a large built-up area. Designated in a development plan.
Greenfield land	Land (or a defined site) which has never been built on before or where the remains of any structure or activity have blended into the landscape over time (opposite of brownfield land). Applies to most land outside the built-up area boundaries.
High quality design	High quality design involves the design of buildings, groups of buildings, spaces and landscapes in towns and cities to create an attractive and welcoming environment. It also includes developing frameworks and processes that encourage successful, high quality development.
Housing Needs Study	A study that assesses the future housing needs of the district, in terms of the size, type and affordability of dwellings.

Inclusive design	Designing a building or space to ensure that it can be accessed and used by everyone.
Key Diagram	A diagram that illustrates the main strategic principles of the Local Plan. It is not site specific, unlike the Policies Map.
Lifetime Homes Standard	Ordinary homes designed to provide accessible and convenient homes for a large segment of the population from young children to older people and those with temporary or permanent physical or sensory impairments. Lifetime Homes have 16 design features that ensure the home will be flexible enough to meet the existing and changing needs of most households.
Listed Building	A building included in a list compiled or approved by the Secretary of State. It includes any object or structure fixed to the building and any object structure within the cartilage of the building which, although not fixed to the building, formed part of the land and has done so since July 1948.
Local Development Scheme (LDS)	A public statement setting out which documents will be prepared, and when they will be produced.
Local Plan	The plan produced under the new planning regulations i.e. the Development Strategy.
Local Enterprise Partnership (LEP)	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
Local Planning Authority (LPA)	The public authority whose duty it is to carry out specific planning functions for a specific area. Central Bedfordshire Council is the Local Planning Authority for Central Bedfordshire.
Local Transport Plan (LTP)	The transport strategy prepared by the local transport authority.
Material Consideration	Any matter that should be taken into account in the determination of a Planning Application.
Minerals Safeguarding Area (MSA)	An area designated by a Mineral Planning Authority which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
National Planning Policy Framework (NPPF)	The document which identifies national planning policy. The NPPF replaced all previous Planning Policy Statements (PPS's) and Planning Policy Guidance Notes (PPG's).
Neighbourhood Plan	Neighbourhood Plans are produced by Town or Parish Councils. They identify how a local area will change over a period of time, including the allocation of sites for development if considered appropriate.
Planning Condition	A condition imposed on a grant of planning permission.
Planning Policy Guidance (PPG)/ Planning Policy Statements (PPS)	Statements of national planning policy produced the Government.
Planning Obligations	Planning Obligations is a negotiable charge agreed between an applicant and the Local Authority. Planning Obligations are used to fund projects, the implementation of which will make the development acceptable in planning terms.
Policies Map	The adopted Policies Map illustrates on a base map (reproduced from an Ordnance Survey map to a registered scale) all the policies contained in Development Strategy. It is thus site and location specific, unlike the Key Diagram. The Policies Map will be revised each time a new Strategy is prepared which has site specific policies or proposals, and will always reflect the up-to-date planning strategy for the area.

Previously Developed Land (PDL)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private 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 in the process of time.
Public realm	This is the space between and within buildings that are publicly accessible including streets, squares, forecourts, parks and open spaces.
Rail Freight Interchange (RFI)	A Rail Freight Interchange is a rail-connected warehousing and container handling facility providing pick-up/drop-off access to the rail network. The aim of a RFI is to optimise the use of rail in the freight journey by maximising rail trunk haul and minimising the distribution by road.
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. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Site of Special Scientific Interest (SSSI)	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Sustainability Appraisal (SA)	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
Statement of Community Involvement (SCI)	Document setting out how and when stakeholders and other interested parties will be consulted and involved in the preparation of planning documents (and in the consideration of individual planning applications).
Settlement Envelopes	Settlement Envelopes identify the area within which development proposals would be acceptable, subject to complying with other policies contained in the Development Plan. They seek to differentiate between the settlement and the surrounding countryside.
Strategic Allocation	Allocation of a large scale site for mixed use development.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Strategic Housing Market Assessment (SHMA)	A document which identifies the level of housing need in the local area.
Spatial planning	The concept of spatial planning is intended to be at the heart of the new planning system. Previously, the focus of the planning system was narrow and regulatory. The new spatial planning system is much wider and more inclusive. Spatial planning concerns itself with places, how they function and relate together – and its objectives are to manage change to secure the best achievable quality of life for all in the community, without wasting scarce resources or spoiling the environment. It will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission, and which may be implemented by other means.

Supplementary Planning Document (SPD)	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainable design	This mainly refers to the design of buildings, places and landscapes which aims to reduce the effect on the environment as far as possible. The design may also consider economic and social effects.
Transport Assessment (TA)	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Transport Statement (TS)	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Travel Plan (TP)	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Windfall Sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.