

Local Plan Review Pre-Submission Stage 2021

A Glossary of terms

TERM <i>(abbreviation)</i>	MEANING
Above Ordnance Datum <i>(AOD)</i>	A measure of the elevation of a point, relating to the elevational datum defined by the Ordnance Survey.
Adoption	The stage at which a plan is formally declared a part of the Local Plan (and hence Development Plan) for an area by the local planning authority.
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) Specific definitions of what constitutes affordable housing are set by Government and can change from time to time. The current definition is contained in the Glossary to the National Planning Policy Framework 2019 and has set definitions under affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.
Air Quality Management Area <i>(AQMA)</i>	An area designated as requiring special measures to achieve acceptable air quality.
Allocation	A proposal for land for housing, employment or other uses within a Local Plan that identifies a specific area of land
Authority's Monitoring Report <i>(AMR)</i>	See 'Monitoring Report'

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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).
Annual Exceedance Probability (AEP)	The probability (expressed as a percentage) of a flood event occurring in any given year.
Appropriate Assessment	The term strictly applies only to a particular stage of a habitats assessment (see below), but is also sometimes used in place of habitats assessment as a whole.
Area of Outstanding Natural Beauty <i>(AONB)</i>	A nationally designated area with the highest degree of protection (along with national parks) for its landscape and scenic beauty. In West Norfolk the only such area is part of the Norfolk Coast Area of Outstanding Natural Beauty.
Article 4 Direction	A measure which may be adopted by a local planning authority requiring planning applications to be made for specified types of development that would otherwise be automatically allowed as 'permitted development' (see definition for 'permitted development').
Assets of community value	Part 5 Chapter 3 of the Localism Act 2011 provides for a scheme called 'assets of community value'. Part of the Government's community empowerment agenda, it requires a local council to maintain a list of 'community assets'.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.

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Biodiversity	Specifically, the degree of variation of life forms within a given area, species, ecosystem, etc. More generally used to refer to the well-being and sustainability of flora and fauna within an area.
Biodiversity Action Plan (<i>BAP</i>)	A plan to conserve and enhance biodiversity in an area. http://www.norfolkbiodiversity.org/countywildlife/Map%20of%20Designated_wildlifesites2011_reduced.pdf
Borough Council of King's Lynn and West Norfolk (<i>BCKLWN</i>)	The local planning authority for King's Lynn and West Norfolk (alongside its other responsibilities as a 'district' local authority).
BRE Environmental Assessment (<i>BREEAM</i>)	A voluntary measurement rating for green buildings established in the UK by the Buildings Research Establishment (BRE).
Brownfield Land or Sites	Previously developed land.
Brownfield Land Registers	Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017. Local planning authorities will be able to trigger a grant of permission in principle for residential development on suitable sites in their registers where they follow the required procedures.
Build to Rent	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

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	<p>agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.</p>
Climate change adaptation	<p>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</p>
Climate change mitigation	<p>Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions</p>
Coastal Change Management Area	<p>An area identified in plans as likely to be affected by physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion.</p>
Common Land	<p>Most common land is privately owned. Owners of commons (often the lord of the manor) enjoy largely the same rights as other landowners, except that common land is subject to 'rights of common' held by other individuals over the common, and to the special statutory controls that apply under commons legislation. Many commons are still used for agriculture and serve the economic interest of farming communities. They are also valued for their landscape, wildlife and archaeological interests, and for public enjoyment. Over half of common land in England has been designated as Sites of Special Scientific Interest ('SSSIs'). There is a public right of access to nearly all common land, either under the Countryside and Rights of Way Act 2000 or under earlier legislation</p>
Community Infrastructure Levy <i>(CIL)</i>	<p>A charge which is levied on individual developments to fund infrastructure needed to support development in general. A Council may adopt CIL for zones and/or uses across a</p>

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	district after consultation and scrutiny of the evidence relating to economic viability at an Examination.
Community Land Trust (CLT)	A community land trust is a non-profit organisation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community.
Conservation Area (CA)	<p>An area designated to preserve or enhance its special architectural or historic interest.</p> <p>Local Authorities are required by SS72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when drawing up plans or considering development proposals both within the designated area and outside it if they would affect the setting or views into or out of it.</p>
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Constraint	A limiting factor that affects development, such as an environmental designation or a technical issue e.g. access.
Core Strategy	Formerly the overall strategy for the use and development of land in the Borough, and a key part of the Local Plan. The previous Core Strategy was adopted by the Council in 2011 and set the overall level of growth and the general locations for development for the period until 2026.

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Contaminated land	<p>Land that has been polluted or harmed in some way making it unfit for safe development and use without remediation.</p>
Custom-Build and Self-Build housing	<p>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.</p>
Deliverable	<p>To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:</p> <p>a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).</p> <p>b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.</p>

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Density	In the case of housing and residential development, usually expressed as dwellings per hectare (dph) or habitable rooms per hectare.
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.
Designated Rural Areas	National Parks, Areas of Outstanding Natural Beauty and areas designated as 'rural' under section 157 of the Housing Act 1985.
Developable	To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
Development	Development is defined in law, for planning purposes, as 'the carrying out of building, engineering, mining or other operations 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, unless it is 'permitted development' (see definition for 'permitted development').
Development Plan	The official 'plan' for an area, with a special status under the law. This will often comprise a number of separate documents, and includes the Local Plan (see below) the Minerals and Waste Development Plan Documents and any neighbourhood plans.
Duty to Co-operate	A statutory duty for public bodies or local authorities introduced by the 2011 Localism Act to address strategic planning matters.

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Edge of centre	<p>For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.(as defined by the NPPF)</p>
Employment Land Study	<p>An assessment of the suitability of sites for employment development, to safeguard the best sites in the face of competition from other, higher value, uses and help identify those which are no longer suitable for other uses.</p>
Entry-level Exception Site	<p>A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 71 of this Framework.</p>
Environmental Impact Assessment	<p>A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.</p>
European Sites <i>(also known as Natura 2000 Sites)</i>	<p>These sites are designated under a European Directive and include Special Protection Areas (SPAs) and Special Area of Conservation (SCAs). Ramsar Sites have an international designation.</p> <p>A Special Area of Conservation (SAC) is an area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety</p>

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	<p>of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity.</p> <p>A Special Protection Area (SPA) is an area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds classified under the European Wild Birds Directive which affords them enhanced protection.</p> <p>Ramsar sites are wetlands of international importance, designated under the Ramsar Convention. All terrestrial Ramsar sites in England are also notified as Sites of Special Scientific Interest (SSSIs) and the vast majority are also classified as SPAs</p>
Flood Risk Assessment <i>(FRA)</i>	<p>An assessment of the likelihood and potential impact of flooding in an area. May relate to a wide area, or be limited to a specific site.</p>
Geodiversity	<p>The range of rocks, minerals, fossils, soils and landforms.</p>
Green Infrastructure	<p>Green Infrastructure (GI) is a network of high quality green and blue spaces and other environmental features. It is planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors allotments and private gardens.</p>

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	GI can contribute to biodiversity, health and well-being and also act as a catalyst for economic growth.
Greenfield land or site	Land which has not been previously built on, or where the remains of any structure or activity have blended back into the wider landscape over time.
Habitats Assessment <i>(HRA)</i>	An assessment, required under an European Directive, of the potential impact of a plan or programme on certain designated nature conservation sites.
Habitats Site	Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
Health & Wellbeing	Local planning authorities work with public health leads and health organisations to understand and take account of the health status and needs of the local population (such as for sports, recreation and places of worship), including expected future changes, and any information about relevant barriers to improving health and well-being
Heritage Assets	Buildings, places or flora identified as having a degree of heritage significance meriting consideration in planning decisions. This includes the archaeology, listed buildings, registered parks and gardens, scheduled ancient monuments, conservation areas and their settings.

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Heritage Coast	Non-statutory designation afforded to protected parts of the coastline.
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.
Historic Environment Record (<i>HER</i>)	Norfolk County Council's record of heritage assets in the County. Including designated and non-designated monuments, shipwrecks, conservation areas.
Housing Delivery Test	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.
Inclusive Design	Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.
Impact Assessment	Local planning authorities require an impact assessment if proposals for retail, leisure and office development outside town centres exceed a locally set floorspace threshold set out within the Local Plan or the default figure of 2500m ² in the absence of local threshold .
Key Rural Service Centre (<i>KRSC</i>)	A rural settlement (or group of settlements) designated under the Core Strategy (based on size and available local services) to receive some limited development to secure its growth in a planned and sustainable manner over the life of the plan.

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Landscape Character and Landscape Character Assessments	<p>The distinct and recognisable pattern of elements that occur in a particular type of landscape. It derives from particular combinations of geology, landform, soils, vegetation, land use and settlement. To be considered alongside historic landscape character assessments where development options are in sensitive areas.</p>
Listed Building	<p>A building nationally designated (by Historic England) as being of special architectural or historic interest. Such buildings are graded I (highest quality), II*, II.</p>
Local Centre	<p>Includes a range of small shops and perhaps limited local services of a local nature, and serving a small catchment. Sometimes also referred to as a local neighbourhood centre.</p>
Local Development Framework <i>(LDF)</i>	<p>A now obsolete term (replaced by 'Local Plan') meaning the collection of development plan documents prepared by the local planning authority and forming part of the development plan for an area.</p>
Local Development Order (LDO)	<p>Local planning authorities can use Local Development Orders to relax planning controls for particular areas or categories of development, where the impacts would be acceptable, and in particular where this would promote economic, social or environmental gains for the area.</p>
Local Enterprise Partnership	<p>A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.</p>

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Local Housing Need	<p>The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of the NPPF).</p>
Local Plan	<p>A local planning authority's adopted plan(s) for the area (forming the main part of the development plan for the area). It may contain more than one plan. This was, until recent Government changes, known as the local development framework.</p>
Local Planning Authority <i>(LPA)</i>	<p>The public authority responsible for planning an area, producing plans and deciding planning applications. In the case of King's Lynn and West Norfolk this is the Borough Council. (Note that responsibility for minerals planning and waste planning in the Borough is the responsibility of Norfolk County Council.)</p>
Local Transport Plan	<p>A local planning authority will have regard to additional matters in preparing local plans and supplementary planning documents: these include policies developed by a local transport authority in accordance with section 108 of the Transport Act 2000(a) and found within the Local Transport Plan</p>
Main Town Centre Uses	<p>Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices;</p>

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	and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Major Development	The current categories of major development are : <ul style="list-style-type: none"> • Residential development where the number of dwelling houses proposed is 10 or more • The development would be carried out on a site having an area of 0.5 hectares or more and the number of dwellings is not known • The provision of a building or buildings is 1,000m² or more • Development carried out on a site having an area of 1 hectare or more. (This also applies to Minerals and Waste applications to County Planning Authorities)
Marine Conservation Zone	A type of Marine Protection Area.
Marine Plan	Statutory marine plans apply the Government's Marine Policy Statement and implement tailored and locally specific marine policy objectives and targets for each of the English marine plan areas. Local planning authorities work with the Marine Management Organisation to ensure that policies adequately address the land/sea interface.
Monitoring	The process of checking whether a plan is being implemented as intended and having the desired effects.
Monitoring Report	A report, at least annually, by a local planning authority to the public, of the implementation and effectiveness of its plans, and its progress in preparing new plans. This was previously known as the 'Annual Monitoring Report', but

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	<p>Government has recently changed the name and relaxed the choice of period covered. The Borough Council plans to continue to publish its Monitoring Report annually.</p>
National Planning Policy Framework <i>(NPPF)</i>	<p>This sets out the Government planning policies for England. There are separate policy statements for nationally significant infrastructure projects, for waste and for traveller sites.</p>
National Planning Practice Guidance	<p>The Government published National Planning Policy Guidance (NPPG) on 6th March 2014. This replaces a number of older guidance notes and complements the National Planning Policy Framework (NPPF). The new guidance is not intended to provide further policy but instead is meant to help clarify issues relevant to the planning regime.</p>
National Policy Statements	<p>These relate to energy, water, waste water, waste and transport for infrastructure projects submitted under the 2008 Planning Act.</p>
Neighbourhood Plan	<p>A Neighbourhood Plan focuses on very local areas, and is produced by local communities typically Parish and Town councils. When adopted, they form part of the development plan for the district and will be used to guide consider all planning applications in that area.</p>
Older people	<p>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>

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Open Space	<p>Spaces of public value (including bodies of water as well as land). The public value of an open space may be for recreation, for visual amenity, or both. Note that the visual amenity public value of a site does not necessarily depend on public access to it, but views of and across the land, or the space it creates between buildings and places, may suffice. (Thus identification of a site as valuable visual open space does not imply a proposal to create public access where there is none.)</p>
Out of centre	<p>A location which is not in or on the edge of a centre, but not necessarily outside the urban area.</p>
Out of town	<p>A location out of centre that is outside the existing urban area.</p>
People with Disabilities	<p>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.</p>
Permitted Development	<p>Certain minor changes can be made to land or buildings without the need to apply for planning permission. These are called "permitted development rights" There are different requirements if the property is a listed building. In 'designated areas', permitted development rights are more restricted. Designated areas include Conservation Areas and Areas of Outstanding Natural Beauty. Planning permission would need to be sought for certain types of work which do not need an application in other areas.</p>

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Permission in Principle <i>(PIP)</i>	A form of planning consent which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.
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 under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Policies Map	The Policies Map of a Local Plan defines geographically the extent of the policies and proposals for a given area. The adopted Policies Map may include insets to show certain areas in more detail.
Previously Developed Land <i>(PDL)</i>	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 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

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	<p>developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.</p>
Primary Shopping Area	<p>Defined area where retail development is concentrated.</p>
Priority Habitats and Species	<p>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.</p>
Ramsar Site	<p>A wetland area designated for nature conservation under the international Ramsar Convention. These are normally treated similarly to 'European Sites'.</p>
Register Parks and Gardens	<p>In the National Planning Policy Framework (2019) Registered Parks and Gardens are defined to be an '<i>designated heritage asset</i>' like the following list: 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.</p>
Registered Social Landlord <i>(RSL)</i>	<p>Registered Social Landlords are housing associations and similar organisations; these are independent, not-for-profit organisations that provide homes for people in housing need.</p>
Renewable and Low Carbon Energy	<p>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</p>

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	<p>technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).</p>
Rural Exception Sites	<p>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.</p>
Rural Village <i>(RV)</i>	<p>A rural settlement (or small group of settlements) designated by the Core Strategy (based on size and available local services) to receive minor development to meet its needs and sustain existing services, facilitated by development boundaries and allocations of a small amount of housing.</p>
Scheduled Monument	<p>A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.</p>
Screening	<p>'Screening' is a procedure used to determine whether a proposed project is likely to have significant effects on the environment. It should establish whether a fully detailed assessment of such effects is required.</p>
Self-build and Custom-Build housing	<p>Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing</p>

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	<p>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.</p>
Service providers	<p>Public sector agencies and private sector organisations which provide services to the public such as water, drainage, electricity and gas.</p>
Setting of a Heritage Asset	<p>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</p>
Significance (for Heritage Policy)	<p>The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.</p>
Sequential test/ sequential approach	<p>A planning policy or procedure which seeks to develop certain types of location before the consideration of others. Specific examples include the sequential test for flood risk, which seeks to locate vulnerable uses in the areas at least risk of flooding; and the sequential retail test, which seeks to locate such uses in town centres in preference to edge of centre or out of town locations.</p>

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Shoreline Management Plan <i>(SMP)</i>	A plan providing a large-scale assessment of the risk to people and the developed, historic and natural environment associated with natural processes along the coastline
Site of Special Scientific Interest <i>(SSSI)</i>	A nationally designated area for wildlife or geological conservation, designed to maintain and enhance our natural heritage.
Smaller Villages and Hamlets <i>(SVAH)</i>	Small rural settlements (or groups of settlements) designated by the Plan (based on small size and scarcity of local services) as being locations where development will be limited to specific identified needs only.
Soundness (of plan)	A plan must be found sound by an Inspector before it can be adopted by a local planning authority and come into force. The NPPF defines a sound plan as being positively prepared, justified, effective and consistent with national policy.
Special Area of Conservation <i>(SAC)</i>	An area designated, under an European Directive, for conserving identified wildlife habitats or species. Also referred to as a 'European Site'.
Special Protection Area <i>(SPA)</i>	An area designated, under an European Directive, for the protection of identified rare and vulnerable birds, and for regularly occurring migratory species. Also referred to as a 'European Site'.
Statement of Community Involvement <i>(SCI)</i>	A formal document specifying the measures a local planning authority intends to take to involve the public in its plan-making and consideration of planning applications. The Borough Council's Statement of Community Involvement was adopted in 2007 and is available on the Council's website.

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Strategic Environmental Assessment <i>(SEA)</i>	An assessment of the type required by EC Directive and UK regulations to assess the environmental impact of plans or programmes. In practice this is often incorporated into the sustainability appraisal, and this is the case with this Plan.
Strategic Flood Risk Assessment <i>(SFRA)</i>	A flood risk assessment of a wide area. More specifically the assessment a local planning authority is expected to prepare to inform its plan-making. The Borough Council's Strategic Flood Risk Assessment was most recently revised in 2018.
Strategic Housing Land Availability Assessment <i>(SHLAA)</i>	An assessment by a local planning authority of the current supply of land available, and that expected to become available in the following years, for housing development within its area. This helps inform plan-making and monitoring. Preparation and updating of such assessments is expected by the National Planning Policy Framework.
Strategic Housing Market Assessment <i>(SHMA)</i>	A detailed assessment of the demand/need for housing of different types of tenures and the mix within an area in relation to the availability, supply and cost of such housing. Such assessments are required by national policy to inform plan-making or to ensure a deliverable supply of sites. The assessments are linked to the economic assessments within a Travel to Work Area/functional economic area.
Strategic Policies	Policies and site allocations which address strategic priorities in line with the requirements of section 19(1B-E) of the Planning and Compulsory Purchase Act 2004.

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Supplementary Planning Document <i>(SPD)</i>	A formal planning document, usually providing guidance, and having a lower status, and a simpler preparation process, than development plan documents.
Sustainability Appraisal <i>(SA)</i>	An assessment of the sustainability of a plan or programme, and/or the individual potential components of that plan or programme.
Sustainability	Meet the needs of the present without compromising the needs of future generations to meet their own needs. (Brundtland Commission, 1987).
Sustainable Development	Development which seeks economic, social and environmental gains simultaneously and jointly through the planning system.
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. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
Transport Assessment	Where a new development is likely to have significant transport implications, a Transport Assessment (TA) should be submitted with the planning application

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Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
Transport Statement	A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.
Viability	Plans should be deliverable; sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. Local Plans present visions for an area based upon an understanding of local economic and market conditions.
Windfall Allowance	A provision in a plan for an amount of development (usually housing) estimated to be likely to occur during the plan period on sites which have not been specifically allocated for development. Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 70 of the National Planning Policy Framework).
Windfall Site	A site not specifically allocated but which comes forward for development during the course of a plan. These are most often previously developed sites being redeveloped or more intensively developed. The term is most often used in relation to the supply of housing.