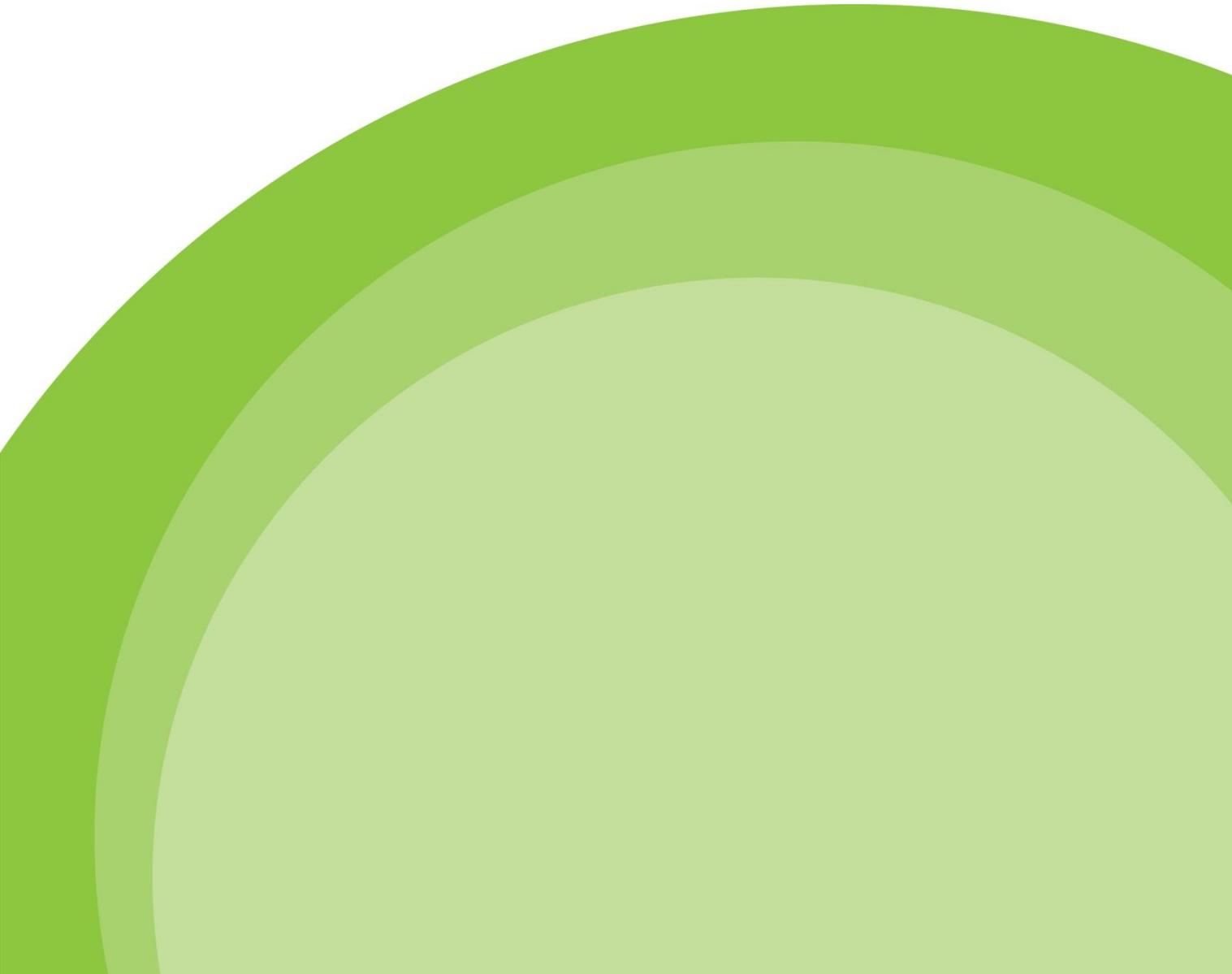


Site Assessment Technical Document Appendix A: Glossary

July 2017



Appendix A: Glossary

Term	Definition
Agricultural Land Classification	The agricultural land classification provides a framework for classifying the quality of agricultural land.
AONB	An Area of Outstanding Natural Beauty (AONB) is an area designated nationally to protect its natural features of exceptional beauty.
Achievability	An assessment of achievability concerns the economic viability of a site, and the capacity of a developer to complete, let or sell development over a certain period.
Availability	This makes an assessment of the site's ownership, considering and legal or ownership problems and whether the land owner is intent on developing the site. The delivery record of the developer and the site's planning history can also be considered in making an assessment on the site's availability.
Call for sites	This is a part of the Local Plan process which provides an opportunity for agents, landowners and developers to submit details of available land to the Council which could be developed to meet future demand for housing and employment etc..
Capacity (education)	An assessment of the availability of pupil places within local schools at all levels to determine if there is potential to accommodate new housing. This also takes into account the potential for a school or academy to expand in size.
Coalescence	In planning, this refers to the potential for a new development to physically join together two or more separated settlements. It is also considers the potential for a new development to impact significantly upon the views of one settlement to another, this is known as visual coalescence.
Community Plan	Central Bedfordshire Council has worked with communities and hosted public events to allow the thoughts, opinions and comments of the general public to be expressed in regard to where they live. The results of these events have been collated and produced as a 'Community Plan' for each area,
Consultees	The Council consults a number of different people during its various stages of plan preparation, these are referred to as consultees. In assessing sites, input has been provided from internal officers who specialise in areas including landscape, ecology, and environmental health.

Term	Definition
Contamination	<p>The Environmental Protection Act, 1990, Section 78A(2) defines contamination as:</p> <p><i>‘Any land which appears to the Local Authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: a) significant harm is being caused or there is a significant possibility of such harm being caused; or b) significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused.’</i></p>
Critical infrastructure	<p>Infrastructure is critical if the development is unable to come forward without it. This can also be known as a ‘blocker’ or ‘showstopper’. Often these relate to transport and utilities infrastructure. Failure to provide these pieces of infrastructure could result in significant delays in the delivery of a development.</p>
CWS	<p>County Wildlife Sites are recognised as being of County level importance for their nature conservation value. This is defined by the presence of important, distinctive and threatened habitats and species. County Wildlife sites are a non-statutory designation that can be used to recognise other high quality habitats that not been included within statutory designations but are deemed important for the county’s wildlife.</p>
Deliverability	<p>National Planning Guidance defines sites which are deliverable as available, suitable and achievable now, with a realistic prospect that housing will be delivered on the site within five years .Development of the site must be viable for it to be considered deliverable.</p>
Density	<p>The density of a site refers to how many houses are built within a set area; it is often expressed in terms of Dwellings per Hectare (DPH). Densities vary by site, depending on location, relationship to an existing settlement, positioning to local services and key networks. A density of 30dph is used as an indicative minimum in this document, until local density policies are in place.</p>
Developability	<p>National Planning Guidance defines sites which are developable as suitable, with a reasonable prospect that the site is available and could be viably developed at the point envisaged. National policy requires local planning authorities to identify a supply of developable sites for years 6-10 and where possible 11-15.</p>
Developable Area	<p>The area of a site which is suitable for development, this excludes, for example, areas of the site which might not be suitable due to flood risk or are set aside for infrastructure provision.</p>

Term	Definition
Ecological Assets	A site may contain specific habitats, species or geological features that are of significant importance and may be negatively affected by development on or near to it. This can include non-statutory designations such as a CWS or statutory designations such as a SSSI or a National Nature Reserve.
Exception Test (flooding)	The Exception Test is used when it is not possible for the development to be located in an area with a lower risk of flooding. For the Exception Test to be passed a site must provide wider sustainability benefits which outweigh the risk and it must be demonstrated that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere.
Exceptional circumstances	The National Planning Policy Framework (NPPF) sets out that, the establishment of new Green Belt or the alteration of existing Green Belt boundaries must only be done in exceptional circumstances and through the preparation or review of a Local Plan.
Flood Zone	Flood zones are categorised in three ways: Flood zone 1, 2 and 3. Areas within flood zone 1 are least likely to flood and flood zone 3 areas are most likely to flood. This information is provided by the Environment Agency, and does not take into account meteorological conditions as these can differ daily.
GIS	Geographic Information Systems refers to an electronic mapping system.
Green Belt	Green Belt is designated to prevent urban sprawl by restricting development around large urban areas and keeping land permanently open. National Green Belt policy is set out in the NPPF.
Greenfield	Land that has not been previously developed. This also includes land occupied by agricultural buildings and land that was previously developed but where the remains of the structures have blended back into the landscape.
Green Infrastructure (GI)	A network of multi-functional green space in both rural and urban areas which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance that merits consideration in planning decisions, because of its heritage interest. This includes designated heritage assets and assets identified by the local planning authority.
Housing Market Area (HMA)	A geographical boundary defined by housing demand.

Term	Definition
Local Plan	A document produced by a Local Planning Authority to plan for the future needs of the area. This often includes planning for growth by allocating sites for development and a set of policies to use for deciding planning applications. Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure. Local Plans also provide a safeguard for the protection of the environment, providing adaptations to climate change and securing good design.
Mineral Safeguarding Areas	A Minerals Safeguarding Area is an area designated by the Minerals Planning Authority which covers known deposits of minerals which are desired to be kept from sterilisation by development.
Minerals and Waste	The Minerals and Waste department within a Local Authority are responsible for planning based matters regarding both waste management and mineral working industries.
National Designations	National level regulation protects land including habitats, landscapes and buildings with national importance. This includes designations such as Sites of Special Scientific Interest (SSSIs), National Parks and Gardens, and Areas of Outstanding Natural Beauty (AONBs).
National Nature Reserve	A nationally protected area of importance for wildlife, flora, fauna or features of geological or other specific interest, which is reserved and managed for conservation approved by Natural England.
Nature Improvement Area	Nature Improvement Areas (NIA) were established to create joined-up and resilient ecological networks at a landscape scale. There are 12 national NIAs, plus locally determined NIAs. The Greensand Ridge is an NIA in Central Bedfordshire.
Neighbourhood Planning	Through the Localism Act in 2011, the Government provided local communities with more power to influence the future of the places they live by introducing neighbourhood plans. A neighbourhood plan outlines a vision for the area and sets planning policies for the use and development of land, highlighting local issues and focussing on guiding development. Once adopted, a neighbourhood plan becomes a statutory plan to be used in the planning decision process.
NPPF	The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local authorities and local people can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Term	Definition
Parish Plan	Reflects the views of those within the parish and provides local visions based on how residents would like to see their area change, and protects, in the future. However, these issues do not relate to land use planning where a neighbourhood plan would be issued.
Potable water	Clean water that can be consumed or used for food preparation without concern for adverse health effects.
Previously Developed Land	The NPPF defines Previously Developed Land (PDL) as <i>'Land which is or was occupied by a permanent structure, including curtilage of the developed land and any associated fixed surface infrastructure. This does not include 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 and restoration methods for these areas have been provided. This also does not include land within 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 structure have blended into the landscape due to the processes of time.'</i>
Registered Park and Garden	A national designation that focuses on gardens, grounds and other planned open spaces such as town squares, public parks, and cemeteries. The emphasis of the register is on 'designed' landscapes, rather than on planting or botanical importance.
Regulation 18 consultation	Regulation 18 of the Town and Country Planning Regulations (2012) states that the a Local Planning Authority must notify consultees and residents of their intention to prepare a Local Plan and invite each of them to make representations on what the Plan ought to contain. This is the first stage of consultation on the Local Plan and for this stage the Council have produced a number of documents. This consultation was been launched in July 2017.
Regulation 19 consultation	Before submitting a Local Plan to the Secretary of State, Regulation 19 of the Town and Country Planning Regulations (2012) requires the Local Planning Authority to put the proposed submission documents out for consultation and invite consultees and residents to make comments.
Rights of Way	The legal or established right by usage or grant, for the public to pass along a specific route through land or property belonging to another.

Term	Definition
SM (Previously known as SAM)	A Scheduled Monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979 (1).
Sequential Test (flooding)	<p>The Sequential Test steers new development to areas with the lowest probability of flooding.</p> <p>The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.</p>
Settlement Envelope	These boundaries show a distinction between the built edge of a settlement and the open countryside. This is used as a tool in the application of Local Plan policy.
SSSI	Sites of Special Scientific Interest (SSSI) are protected areas of land that are designated by Natural England for conservation and protection due to the special wildlife or geology within the area.
Strategic road network	Motorways, trunk roads and the most significant 'A' roads which are managed by Highways England. All other roads in England are managed by local and regional authorities
Suitability	A suitability assessment considers how well suited the site is for the proposed use. It considers a range of aspects including physical attributes, policy compliance, physical constraints, potential impacts and environmental impacts
Sustainability	Development that meets the needs of the present without compromising the needs of future generations, providing a safeguard for social, environmental and economic services whilst promoting growth that does not harm these services.
Topography	The characteristics, position and elevation of natural and/or man-made features of an area, place or region.

Comment [ND1]: potential impacts to what?

Term	Definition
TRACC	A transport modelling tool used in the Site Assessment process to calculate distances between sites and public transport connections.
Viability	A site is viable if the value generated by a development exceeds the costs of developing. This provides sufficient incentive for the land to come forward and the development to be undertaken
Benchmark Land Value	The minimum value a willing landowner will accept for their land based on existing use value and current market conditions
Very Special Circumstances	Inappropriate development is harmful to the green belt and can not go ahead except in 'very special circumstances'. These will only be considered if the potential harm to the Green Belt by reason of its inappropriateness, and any other harm, is clearly outweighed by other considerations. These considerations can be in reference to the construction of agricultural buildings, provisions for outdoor recreation or cemeteries, limited infilling within villages or the partial or complete redevelopment of previously developed land.