Glossary

A comprehensive glossary of planning terms can be viewed at:
www.planningportal.gov.uk/general/glossaryandlinks/glossary/

Authority's Monitoring Report (AMR)	A report prepared annually by the local planning authority which assesses progress and effectiveness of planning policies that form part of the Local Plan.
Biodiversity	Biodiversity is the variety of life, which includes mammals, birds, fish, reptiles, amphibians, invertebrates, fungi and plants; and the woodlands, grasslands, rivers and seas on which they all depend, including the underlying geology.
Biodiversity Net Gain	Biodiversity net gain refers to the process of increasing the overall biodiversity value of a development site, ensuring that the site enhances biodiversity rather than decreasing it. It is an approach where developers collaborate with local governments, wildlife groups, landowners, and other stakeholders to support nature conservation priorities.
Commitments	This is the term for development which has planning permission, but has not yet been built, or has been started and not yet been completed.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) allows local authorities to raise funds from owners or developers of land undertaking new building projects in their area to pay for infrastructure to mitigate the impacts of new development.
Comparison Retail	The provision of goods not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
Conservation Area	An area of special architectural and historic interest, which the Council has a duty to protect and enhance. The Conservation Area Appraisal identifies the main elements that contribute to the special character or appearance of the Conservation Area and provides a strategy for its preservation and enhancement. The Appraisal will help ensure future proposals respect the local character. The document is a material consideration giving additional guidance when development proposals are assessed.

Constraints	The Council holds information and has policies on a number of constraints, which will need to be taken into consideration when assessing proposals for development and which may influence the acceptability, location, size and design of future development including; • archaeology • ecology • landscape • minerals • the Cotswolds National Landscape • transportation implications • health and safety issues and • highway safety
Convenience Retail	The provision of everyday essential goods, including food, drink, newspapers/magazines and confectionery.
Crushed rock	Hard rock that has been crushed and graded for use as an aggregate.
Custom Build	Custom-Build (also commonly referred to as 'self-build') is the practice of creating an individual home for yourself. The Housing and Planning Act 2016 inserts the following definition into the Self and Custom Housebuilding Act: *(A1) in this Act "self-build and custom housebuilding" means the building or completion by—* *(a) individuals,* *(b) associations of individuals, or* *(c) persons working with or for individuals or associations of individuals,* *of houses to be occupied as homes by those individuals.* *(A2) But it does not include the building of a house on a plot* *acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.*
Development	The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material changes in the use of any building or other land. (Town and Country Planning Act (1990) Part III Section 55).
Development Control and Development Management	The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.
East Fringe	The East Fringe includes the communities that are located within the eastern urban edge of Bristol, but within South Gloucestershire, including Downend, Emersons Green, Mangotsfield, Staple Hill, Soundwell, Kingswood, Warmley, Cadbury Heath, Oldland Common, Longwell Green and Hanham.

Edge of Centre	As defined by the NPPF: 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.
Examination in Public (EiP)	A public examination of a plan/strategy. The main purpose of the EiP is to provide an opportunity for discussion and testing of a plan/strategy in public.
Flood Risk	The NPPF requires that new development should be steered to areas with the lowest probability of flooding (the Sequential Test). This means that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas of lower probability of flooding. The Council has maps of flood risk, Strategic Flood Risk Assessments, which identify land at risk of flooding and the probability of flooding defined by different flood zones. This information is available on the Council's web site: Resources for community engagement - South Gloucestershire Council.
Green Belt	A planning designation designed to prevent urban sprawl by protecting open land around or between urban areas. See National Planning Policy Framework for further details. Settlements in the Green Belt can either be "washed over", where the Green Belt is retained over the settlement, or "inset" within the Green Belt, where the settlement is removed from the Green Belt. Whether a settlement is washed over or inset, it affects the amount of development which is acceptable under the National Planning Policy Framework.
Green Infrastructure (GI)	Refers to a network that provides the "ingredients" for solving urban and climatic challenges by building with nature.
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. Heritage asset, includes designated heritage assets and assets identified by the local planning authority (including local listing and assets contained on the Council's Historic Environment Record).
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. Those elements of the historic environment that hold significance are called heritage assets.

House in Multiple Occupation (HMO)	Refers to residential properties which contain multiple households, where 'common areas' exist and are shared by more than one household.
Independent Examination	The process by which a planning inspector may publicly examine a Development Plan Document, before issuing a report. The findings set out in the report are binding upon the local authority.
Infrastructure	The utilities, transport and other communication and community facilities required to support housing, industrial and commercial activity, schools, shopping centres and other community and public transport services.
Insetting	See Green Belt.
Interim Safeguarded Employment Area (Policy LPS7 Table 3)	Existing Safeguarded Employment Area with potential for future change, which will continue to be safeguarded for employment while its long-term future is resolved.
Joint Local Transport Plan (JLTP)	5 year strategy for the development of local, integrated transport, supported by a programme of transport improvements. Used to bid to government for funding transport improvements.
Landbank	A stock of mineral reserves with planning permission sufficient to provide for continued extraction over a given time period.
Listed Building	Buildings of special architectural or historic interest designated by the Department of Culture, Media and Sport under the Planning (Listed Building and Conservation Areas) Act 1990.
Local Development Scheme (LDS)	A public statement identifying which Local Development Documents will be produced by the Council and when.
Local Housing Needs Assessment (LHNA)	The Local Housing Needs Assessment (LHNA) is technical evidence commissioned to understand the current and future housing needs of South Gloucestershire to inform our Local Plan.
Local Nature Reserves (LNRs)	A Local Nature Reserve is a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. (Additional details: http://www.english-nature.org.uk/Special/lnr/office.htm).

Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the Development Plan Document adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies which are 'saved', which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The term includes old policies, which have been saved under the 2004 Act and Neighbourhood Development Plans.
Locally Listed Building	A Locally Listed Building is a building that appears on a list of locally listed buildings compiled and maintained by the Council.
M4(2) & M4(3)	Categories within Building Regulations Approved Document M – Volume 1: Dwellings (2016), referring to the level of accessibility.
Major Development	Generally, major developments are: • Residential development of 10 or more dwellings, or where the site area is 0.5 hectares or more; • Other development of 1,000 or more square metres, or where the site area is 1 hectare or more. For a full definition see Part 1 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).
Mineral Resource	Potential mineral deposit where the extent and economic viability is unproven.
National Landscape	Designated Areas of Outstanding Natural Beauty (AONB) which are protected under the 1949 National Parks and Access to Countryside Act. Their protection is further enhanced by the Countryside and Rights of Way Act, 2000 (CRoW2000).
Nationally Described Space Standard (NDSS)	Technical housing standards – nationally described space standards (DCLG, 2015) sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
National Design Guide (NDG)	The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government's priorities for well-designed places in the form of ten characteristics.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework sets out the Government's planning policies for England and explains how these policies are expected to be applied. It provides guidance for local planning authorities and decision-takers, both in drawing up plans and making decisions about planning applications.

National Planning Practice Guidance (NPPG)	This online resource provides a link between the National Planning Policy Framework and relevant planning practice guidance, as well as between different categories of guidance. The National Planning Practice Guidance is now available entirely online: http://planningguidance.planningportal.gov.uk/
New Neighbourhood	A planned new development either within an existing urban area or an extension to an existing urban area.
North Fringe	The North Fringe consists of the communities that are located within the northern urban edge of Bristol, but within South Gloucestershire, including Filton, Patchway, Bradley Stoke, Stoke Gifford, Harry Stoke and Frenchay.
Out of Centre	As defined by the NPPF: A location which is not in or on the edge of a defined Town Centre.
Out of Town	As defined by the NPPF: A location out of centre that is outside the existing urban area
Pitch (for Gypsies/ Travellers)	A unit of accommodation occupied by a single family. While there is no official definition of what constitutes a 'pitch' for gypsy and traveller use, they typically comprise a mobile home, touring caravan and amenity block.
Planning and Compulsory Purchase Act 2004	National planning legislation from central government aimed at improving the planning process and enhancing community involvement in it. Visit www.communities.gov.uk to find out more.
Plot (for Travelling Showpeople)	A unit of accommodation occupied by a single family of showpeople. It can be similar to a traveller pitch but can also be a conventional bricks and mortar dwelling. However, a show person's plot will also normally include space to store and maintain equipment used for the business such as fairground rides or hot food trailers.
Preferred Areas (Minerals)	Areas of known resources where planning permission might reasonably be anticipated. Such areas may also include essential operations associated with mineral extraction (see also Area of Search)
Previously Developed Land ("Brownfield" Land)	Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal, where provision for restoration has not been made through development control/management procedures.
Primary shopping area	As defined by the NPPF: Defined area where retail development is concentrated..

Registered Park or Garden	A Registered Park or Garden appears on the Register of Parks and Gardens of Special Historic Interest in England compiled and maintained by Historic England, which can be viewed here: https://www.historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/.
Rhine	Lowland drainage channels.
Rural Areas	The Rural Areas comprise the open countryside, the coastal/estuary areas and settlements outside the settlement boundaries of the North and East Fringes of the Bristol urban area, excluding land within the settlement boundaries of Thornbury, Yate and Chipping Sodbury and the Severnside employment area
Rural Housing 'Exceptions' Scheme	A "Rural Exception" site is for affordable housing. These would be in locations where market housing would not normally be acceptable. But need to be: • well related to a rural settlement • modest in scale and • in keeping with the form and character of the settlement, and local landscape setting. Rural Housing Exception Sites are for affordable housing delivered by a Registered Provider, such as a housing association. It would require a local "Housing Needs Survey", which would identify the amount of market and affordable housing need, and be subject to obtaining grant funding. A Rural Housing Exception Site can now include a small element of market housing, where required to fund the affordable housing. The occupiers of the affordable housing would be restricted to those with a "local connection".
Saved Policies	Policies within local plans that are saved for a time period during production of replacement plans (Local Development Documents).
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town and Country Planning Act. Section 106 Agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer that ensure certain extra works related to a development are undertaken.
Self-Build	See Custom-Build.
Settlement Boundaries	The Settlement Boundaries define the spatial extent of South Gloucestershire's urban areas, Market Towns, and some rural villages, and is where well-designed infill and windfall developments would be supported where they are of a scale and quantum appropriate to the location, where they would not detrimentally impact upon their surroundings, and would comply with other relevant Local Plan policies.

South Gloucestershire Local Plan, Core Strategy (adopted 2013)	The Core Strategy was the key planning policy document for South Gloucestershire for the period up to 2027. It set out the general location of development, its type and scale, as well as protecting what is valued about the area. Core Strategy - South Gloucestershire Council
South Gloucestershire Local Plan, Policies, Sites and Places Plan (adopted 2017)	The Policies, Sites and Places Plan (PSP Plan) forms part of the South Gloucestershire Local Plan. The Local Plan comprises the Joint Waste Core Strategy (adopted 2011) and Core Strategy (adopted 2013) and will be replace by the New Local Plan.
Special Area of Conservation (SAC)	A site designated under the EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora as of special importance.
Special Protection Area (SPA)	A site designated under Article 4 of EC Directive 19/409 as being of particular importance for the conservation of rare and/or migratory wild birds.
Statement of Community Involvement (SCI)	The Statement of Community Involvement sets out the Local Planning Authority's policy for involving the community in the preparation and revision of Local Development Documents and planning applications.
Strategic Environmental Assessment (SEA)	A generic term used internationally to describe environmental assessment, as applied to policies, plans and programmes. European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment', requires a formal environmental assessment of all Development Plan Documents. In the UK this is incorporated into the Sustainability Appraisal (SA) process.
Strategic Flood Risk Assessment (SFRA)	A SFRA provides an overview of the flood risk from a variety of sources, within a local planning authority area. The SFRA will assist the delivery of sustainable development by providing technical advice on the avoidance, reduction and management of flood risk. The document will inform decisions, on both the land allocation process (through the preparation of development plans) and planning applications.
Sustainability Appraisal (SA)	A Sustainability Appraisal is a systematic and iterative appraisal process, incorporating the requirements of the European Strategic Environmental Assessment Directive. The purpose of a Sustainability Appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a Local Plan from the outset of the preparation process.
Sustainable Drainage Systems (SuDS)	A sequence of management practices and control structures designed to drain water in a more sustainable manner than some conventional techniques.Typically these are used to attenuate run–off from development sites.

Supplementary Planning Document (SPD)	A Local Development Document that has not been subject to independent testing and does not have the weight of Development Plan status. SPDs replace Supplementary Planning Guidance that was part of the old planning system. They help to amplify and explain the policies contained in Development Plan Documents.
Town Centre/Town Centre Uses	Definitions set by the NPPF for planning purposes are: **Town centre:** Area defined on the local authority's proposal 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 Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. **Main town centre uses** are retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation use (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Urban Extension	Development forming a planned expansion adjoining an existing urban area.
Washed Over	See Green Belt.
West of England	The West of England covers the administrative areas of Bristol City, Bath and North-East Somerset, North Somerset and South Gloucestershire.
West of England Mayoral Combined Authority	The combined authority covering the West of England except for the North Somerset administrative area.
Windfall Sites	Sites which are brought forward through the development management process and are not included as specifically allocated land in the Local Plan.