

Glossary of Terms

The National Planning Policy Framework (NPPF) contains a comprehensive glossary of national planning terms that should be read in conjunction with this glossary. The NPPF, Annex 2: Glossary can be viewed on the Government website at: <http://www.communities.gov.uk/publications/planningandbuilding/nppf>

Active Travel: As part of the Active and Low Carbon Travel: A Transport Vision for Yeovil, active travel seeks to increase physical activity as part of travel routines i.e. walking or cycling to destinations as opposed to travelling by car.

Accessible Natural Greenspace in Town (ANGST): Accessible Natural Greenspace in Town is a tool that is used to measure current levels of accessible natural greenspaces.

Annual Monitoring Report (AMR): Assesses whether policies and related targets or milestones have been or are being met (including progress against the Local Development Scheme), or if not, the reasons why, what impact the Policies are having on national, regional and local targets, and whether policies need adjusting or replacing.

Area Action Plan (AAP): Provides the planning framework for particular areas of significant change or conservation (and is a Development Plan Document).

Areas of Biodiversity Importance: Areas of biodiversity importance are areas identified for their value, such as Nature Reserves, SSSI's and Local Wildlife Sites.

Area of Outstanding Natural Beauty (AONB): Under the National Parks and Access to the Countryside Act 1947, Natural England may designate Areas of Outstanding Natural Beauty. Their primary purpose is to ensure the conservation and enhancement of the natural landscape beauty, including the protection of fauna, flora and geological features.

Biodiversity Action Plan (BAP): Plan identifying targets improving and protecting biodiversity in an area. There are regional, county and local BAPs.

Commission for Architecture & Built Environment (CABE): Commission for Architecture and the Built Environment is the government's advisor on architecture, urban design and public space in England.

Car Pool Scheme: A Car Pool scheme reduces the need for car ownership and its associated costs. Pool cars are within a fleet owned and managed privately eg by a private company and can give the flexibility required for those infrequent journeys that practically can only be carried out by car.

Code for Sustainable Homes: The Code for Sustainable Homes in Government Guidance provides a comprehensive measure of the sustainability of new homes, ensuring that sustainable homes deliver real improvements in key areas such as carbon dioxide emissions and water use.

Conservation Area: The statutory definition of a conservation area under the Planning, Listed Buildings and Conservation Areas Act 1990 is "an area of special architectural interest, the character or appearance of which it is desirable to preserve or enhance".

Continuing Care Retirement Communities (CCRC): Continuing Care Retirement Communities are part independent living, part assisted living and part skilled nursing home. CCRCs offer a tiered approach to the ageing process, accommodating residents' changing needs. Upon entering, healthy adults can reside independently in single-family homes, apartments or condominiums. When assistance with everyday activities becomes necessary, they can move into assisted living or nursing care facilities.

Convenience Shopping: Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Combined Heat and Power (CHP): During electricity generation a large amount of low-grade heat is produced as a by-product. In conventional power stations this heat is lost. In

combined heat and power systems the heat produced during electricity generation is recycled rather than wasted, thereby increasing the efficiency of the system. CHP is usually only used as a supplement to grid mains electricity supply.

Communities and Local Government (CLG): The Central Government department responsible for planning and local government.

Comparison Shopping: Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.

Demand Responsive Transport (DRT): Demand Responsive Transport is a public transport service which differs from conventional transport in that it does not run on fixed routes. It is often targeted at users in rural areas or on the outskirts of town and is also used to manage the travel needs of people with mobility difficulties and to promote accessibility to more traditional public transport such as rail services.

Development Management (DM) Policies: Limited suite of positive, general policies that are set out in the Local Plan and set the criteria against which planning applications will be considered, in order to seek and shape developments in a locally distinctive way.

Development Plan Document (DPD): A planning document that is part of the Local Development Framework and is subject to independent examination e.g. the Core Strategy, Area Action Plans and Site Specific Allocations.

Employment Land Review (ELR): Report examining existing supply and future demand for employment land in the District.

Examination in Public (EiP): Development Plan Documents are subjected to independent scrutiny by way of an Examination in Public run by an independent Inspector.

Extra Care Housing: Extra Care Housing is housing designed with the needs of frailer older people in mind and with varying levels of care and support available on site. People who live in Extra Care Housing have their own self contained homes, their own front doors and a legal right to occupy the property. Extra Care Housing is also known as very sheltered housing, assisted living, or simply as 'housing with care'.

Future Transport Plan (FTP): Currently being produced by Somerset County Council to replace the Local Transport Plan. Sets out policies and proposals for transport in Somerset.

Gross Floor Area (GFA): The total of all enclosed spaces fulfilling the functional requirements of the building measured to the internal structural face of the enclosing walls.

Gross Value Added (GVA): Gross Value Added is a measure in economics of the value of goods and services produced in an area, industry or sector of an economy.

Highways Agency (HA): An Executive Agency of the Department for Transport (DfT) responsible for operating, maintaining and improving the strategic road network in England on behalf of the Secretary of State for Transport.

Housing Market Area: The geographical area in which a substantial majority of the employed population both live and work, and where most of those changing home without changing employment choose to stay.

Housing Need: The number of households who lack their own housing or who live in unsuitable housing and cannot afford to meet their housing needs in the market.

Housing Register: A database of all individuals or households, who have applied to a local authority or Private Registered Providers for a social tenancy, or access to some other form of affordable housing. Often called a 'Waiting List'.

Infrastructure Delivery Plan (IDP): Outlines the delivery and implementation of the Local Plan, with particular regard to the infrastructure necessary to deliver and service the development that is required in the plan period and what funding will be necessary to achieve that infrastructure.

Critical / Necessary Infrastructure: Critical infrastructure is defined as infrastructure that is critically needed to be able to deliver proposed development. Without the infrastructure the development cannot go ahead. Necessary infrastructure is defined as infrastructure that is necessary to be able to deliver the proposed development; it does not prevent development coming forward.

Integrated Transport: The integration of transport modes in order to provide easier interchange between modes of transport and therefore making it easier for the passenger.

iOn Travel: The Somerset County Council Travel Plan Monitoring Tool iOn Travel is run by Somerset County Council and is part of its Moving Somerset Forward campaign to encourage smarter travel choices.

Lifetime Homes: A set of 16 design criteria that provide a model for building accessible and adaptable homes.

Listed Building: A building which has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest requiring a separate application process for development and more stringent consideration.

Low Carbon Economy: Although there is no consistent working definition of a low carbon economy it is best understood as a range of activities which are materially supported by the need to reduce the release of carbon dioxide into the atmosphere.

Local Development Scheme: A three year work programme showing what future planning documents will be produced and when.

Local Strategic Partnership: Non-statutory, non-executive body bringing together representatives of the public, private and voluntary sectors, which is responsible for preparing the Sustainable Community Strategy; known in our district as 'South Somerset Together.' This group of organisations includes the District Council and Yeovil College (more information can be found on www.southsomersettogether.gov.uk)

Market Town: The settlements of Ansford/Castle Cary, Chard, Crewkerne, Ilminster, Langport/Huish Episcopi, Somerton and Wincanton that provide a broad range and mix of services and facilities and act as general service and employment hubs for the more rural population as well as their own populations. They have a level of growth appropriate to their size.

Migration: The movement of people between geographical areas primarily defined in this context as Local Authority Districts. The rate of migration is usually measured as an annual number of households living in the District at a point in time who are not resident in that District one year earlier.

Measures-only Travel Statements: A type of Travel Plan for smaller sites to encourage modal shift, deliver subsequent health benefits from more active travel modes and reduce the impact of congestion.

Microprocessor Optimised Vehicle Actuation (MOVA): A traffic signal control system.

Modal Shift: Ways of enabling travel other than by the private car.

National Planning Policy Framework (NPPF): National Government Planning Guidance.

National Playing Fields Association – six acre standard (NPFA): National Playing Fields Association - The Six Acre Standard aims to help ensure a sufficient level of open space is provided through the planning process. The standard suggests that for each 1000 residents there should be 6 acres (2.4 hectares) of open space provided. This has since been relaunched as 'Fields in Trust'.

Neighbourhood Centres: Small parade of shops of purely neighbourhood significance generally located within large residential estates and designed to give access to day-to-day top-up items.

Off-bus Ticketing: A system in which a traveller can purchase a ticket for a bus journey prior to getting on the bus. This enables companies to speed up journey times.

Office of National Statistics (ONS): Government Agency that produces independent information to improve our understanding of the UK's economy and society.

Park and Go: Different to Park and Ride, which uses a bespoke bus service, Park and Go uses either an existing or improved bus service, bicycle or other sustainable mode of transport.

Personalised Travel Planning (PTP): PTP aims to reduce car driver trips and the distance travelled by 'the car' by making people completely aware of the impacts of their travel choices and respective benefits. PTP includes a personal consultation to assess the individual's travel needs and opportunities by a Personalised Travel Plan Coordinator.

Planning Inspectorate (PINS): Central Government agency of Inspectors that deal with planning application appeals/inquiries and EiPs.

Proposals Map: Shows on a map base all the Policies and Proposals set out in Development Plan Documents.

Pump-priming: A mechanism of forward funding, either by way of money or works to kick-start a development.

Quality Bus Partnership: An agreement between a bus company and the local authority to develop all aspects of bus travel and to increase the number of passengers using bus services, with the aim of bringing about significant improvements in the quality of bus services.

Regional Economic Strategy (RES): A shared vision for the development of the region's economy. The relevant RES for South Somerset is the South West Regional Economic Strategy.

Regional Spatial Strategy (RSS): Overarching regional policy document to which the Local Plan should comply. Government committed to withdrawing all of these.

Regional Woodland and Forestry Framework: The regional expression of the Government's Policy on woodland and forest setting out what is needed to help secure the future of these assets.

Registered Providers: Previously known as Registered Social Landlords until 1st April 2010, providers of affordable housing including local housing and shared ownership.

Rural Centres: The settlements of Bruton, Ilchester, Martock, Milborne Port, South Petherton and Stoke sub Hamdon that act as focal points in their areas for local employment, shopping, social and community activity, serving the day-to-day needs of their own population and their hinterlands. Provision of growth meeting local needs is appropriate.

S106 Agreements: Contractual agreements entered into between a local planning authority and a developer to deliver planning obligations in association with developments.

Safeguarding Employment Land: Maintenance of existing supply and protection of overall availability and distribution of employment land is a goal. Employment land in this context is defined as uses within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 as amended.

Secure by Design: Secured by Design focuses on crime prevention at the design, layout and construction stages of homes and commercial premises.

Self-containment: A good indicator of the level of self-containment of a settlement is the number of people who live and work in that settlement. A high figure reflects a good level of self-containment.

Shared Equity Schemes: Provide housing that is available part to buy (usually at market value) and part to rent.

Smartcard Technologies: Electronic card mechanism to enable through ticketing on public transport.

Social Enterprise/Community Ownership: A community-owned shop/service is one in which there is community involvement in either the setting up or the running of the shop/service.

Special Protection Area (SPA): Sites of international importance classified for rare and vulnerable birds and regularly occurring migratory bird species, in accordance with an EC Directive. The Somerset Levels and Moors SPA is the only one in South Somerset.

Superstore: Self-service store selling mainly food, or food and non-food goods, usually with more than 2,500 sq m trading floorspace, with supporting car parking.

Strategic Flood Risk Assessment (SFRA): Document showing land at risk from flooding across the district.

Strategic Housing Land Availability Assessment (SHLAA): Document showing land that has the potential for housing development. Key to demonstrating a 5 yr supply of deliverable and 10 yr supply of developable land for housing. Can be thought of as a 'stock take' of housing land in order to provide more certainty when planning for the future.

Strategic Housing Land Viability Assessment (SHLVA): Assesses the impact on viability when providing different levels of affordable housing (supports the SHMA).

Strategic Housing Market Assessment (SHMA): Document identifying the future needs of the district in terms of quantity and type of affordable and market housing.

Strategically Significant Cities and Towns (SSCTs): The Draft SW RSS identified 21 SSCTs in the South West that play a critical strategic role regionally or sub-regionally, and have the potential to achieve further significant growth sustainably. Yeovil is the only settlement within South Somerset to be identified as a SSCT within this draft.

Statement of Community Involvement (SCI): A statement setting out the ways in which the community will be involved/consulted during the production of the Local Development Documents. The SCI is not a development plan document but is subject to independent examination.

Super Output Area (SOA): Super Output Areas are units of area used by the Office of National Statistics to gather and compare data.

Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA): SA is a tool to appraise the degree to which plans and Policies contribute to the achievement of sustainable development. SA incorporates SEA, which is required by an EU Directive where significant development is proposed. An SA/SEA must be undertaken for all DPDs and also SPDs where relevant. The SA Report is published for consultation alongside the Local Plan.

Sustainable Community Strategy (SCS): The Council, with others, has to prepare an SCS with the aim of improving the environmental, social and economic well-being of their area. The authority is expected to co-ordinate the actions of local voluntary, public, community and private sectors through the Sustainable Community Strategy. The responsibility for producing the SCS for South Somerset lies with the Local Strategic Partnership (LSP) (otherwise known as South Somerset Together). The Local Plan seeks to implement the SCS.

Sustainable Development: A common definition of sustainable development is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs". NPPF presents a precise working definition.

Sustainable Urban Drainage Systems (SUDS): Sustainable Urban Drainage Systems are designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges. The idea behind SUDS is to try to replicate natural systems to drain away dirty and surface water run-off through collection, storage, and cleaning before allowing it to be released slowly back into the environment, such as into water courses.

Sustainable Transport Measures: Sustainable Transport Measures refers to any means of transport with low impact on the environment, and includes walking and cycling, transit oriented development, green vehicles, car sharing and building or protecting urban transport systems that are fuel-efficient, space-saving and promote healthy lifestyles.

Through Ticketing: A system in which a traveller using multiple railway or bus company networks can purchase a single ticket for the entire journey.

Travel Information Packs: Travel Information Packs can improve transport choice through raising awareness and encouraging travel to work and school by public transport, cycling and walking by including details of car share schemes and local bus information amongst other things.

Travel Plan Statements (TPS): Travel Plan Statements are similar to Full Travel Plans but they require less information to reflect the scale of the development.

Travel to Work Area (TTWA): Catchment area within which people travel to work in a particular place e.g. Yeovil

UK Woodland Assurance Standard (UKWAS): This is an independent certification standard for verifying sustainable woodland management in the United Kingdom.

Vitality & Viability: A term used to describe the health and success of town centres.

Yeovil Transport Strategy Review 2 (YTSR2): A transport strategy and action plan to accommodate development and future travel in the greater Yeovil area (under preparation at the time of writing).

Yeovil Urban Development Framework (YUDF): A robust and clear development strategy for delivering the objectives and aspirations of the Yeovil Vision through a spatial framework, with specific urban design guidance for key strategic sites within Yeovil town centre.

Yeovil Vision: An ambitious agenda for positive change commissioned by the Local Strategic Partnership (LSP) in 2004, which sets out an agreed vision for the future development, regeneration and renewal of Yeovil.

Zero Carbon: A zero carbon development is one that achieves zero net carbon emissions from energy use on site, on an annual basis.