

Glossary of Terms

Term/Document	Acronym	Definition
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.
Affordable Housing		Defined in PPS3 as: ' <i>Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: - Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; - Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision</i> '.
Air Quality Management Area	AQMA	The Environment Act 1995 requires Local Authorities to review and assess local air quality against national health based objectives for seven key pollutants, as set out in the Air Quality Regulations 2000 (as amended). If a more detailed assessment determines that a pollutant is exceeding the Government Standard and Objective then a local authority is required to declare an Air Quality Management Area and develop an Air Quality Action Plan. There is one AQMA in South Somerset – Yeovil AQMA
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. HRA has been carried out for the Somerset Levels and Moors SPA/Ramsar, and Brackett's Coppice SAC.
Habitats Regulations Assessment/Appropriate Assessment	HRA/AA	The process and documentation associated with the statutory requirement under the EU Habitats and Species Directive. It is the formal assessment of the impacts of a plan or project on the integrity of a Natura 2000 site (a Special Protection Area (SPA), Special Area for Conservation (SAC) or proposed SPAs and Ramsar site – generally known as European Sites).
Ancient Woodland		Defined by Natural England and Woodland Trust as land that has been continually wooded since at least AD1600.
Area Action Plan	AAP	Provides the planning framework for particular areas of significant change or conservation (and is a DPD).

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.
Building Research Establishment Assessment Method	BREEAM	The leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the established measure used to describe a non-residential building's environmental performance.
Car Pool		A Car Pool scheme reduces the need for car ownership and its associated costs. Pool cars (which are owned and managed privately) can give the flexibility required for those infrequent journeys that practically can only be carried out by car.
Catchment Flood Management Plans	CFMP	Catchment Flood Management Plans give an overview of the flood risk across each river catchment. They recommend ways of managing those risks now and over the next 50-100 years. The River Parrett CFMP covers most of South Somerset.
Code for Sustainable Homes	CSH	The Code for Sustainable Homes 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.
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.
Commission for Architecture & Built Environment	CABE	The Commission for Architecture and the Built Environment is the government's advisor on architecture, urban design and public space in England.
Community Infrastructure Levy	CIL	The Planning Act 2008 introduced the concept of the Community Infrastructure Levy. Intended to replace the current Section 106 (S106) planning obligations system, local work on CIL is still ongoing.
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.

Conservation Area	CA	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”.
Convenience Shopping		Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery.
Core Strategy		This sets out the main elements of the planning framework for the area. It should include the spatial vision for the area and the strategic policies to deliver the vision.
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. It can be used to complement fixed route services, to replace them in areas of low population density or at times when patronage is low or to feed key demand generators such as shopping centres or hospitals.
Development Management Policies	DM	Limited suite of positive, general policies that set out the criteria against which planning applications will be considered, in order to seek and shape developments in a locally distinctive way. DM policies will facilitate and manage the delivery of development in accordance with the vision, strategic objectives and ‘core’ policies.
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.
Destination Playground		Play space aimed at attracting families and similar groups for longer visits.
Eco Town		Eco-towns are a government-sponsored programme of new towns and/or urban extensions to be built in England, which are intended to achieve exemplary standards of sustainability.
Employment Land Review	ELR	Report examining existing supply and future demand for employment land in the District.
Examination in Public	EiP	Development Plan Documents will be subjected to independent scrutiny by way of an Examination in Public run by an independent Inspector.
Front Loaded Engagement		This is the early involvement of people and key stakeholders in (the case of the Core Strategy) shaping the options for development before proposals are presented in more formal form.
Future Transport Plan	FTP	Currently being produced by Somerset County Council to replace the LTP.

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.
Green Infrastructure		Green Infrastructure is a planned network of multifunctional high quality green/open spaces and inter-connecting links to the wider countryside, which are designed, developed and managed to meet the environmental, social and economic needs of communities.
Government Office for the South West	GOSW	The Government's regional office, which the council will liaise with as a first point of contact to discuss the scope and content of the Local Development Framework and procedural matters.
Highways Agency	HA	An Executive Agency of the Department for Transport (DfT), and is responsible for operating, maintaining and improving the strategic road network in England on behalf of the Secretary of State for Transport.
Housing Market Area	HMA	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. Housing Registers, often called Waiting Lists, may include not only people with general needs but people with support needs or requiring access because of special circumstances, including homelessness.
Information and Communications Technology	ICT	Information and Communications Technology.
Infrastructure Delivery Plan	IDP	Outlines the delivery and implementation of the Core Strategy, with particular regard to the infrastructure necessary to deliver and service the development that is required in the plan period and how what funding will be necessary to achieve that infrastructure.
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.
Lifetime Neighbourhoods		Accessible, inclusive, safe and sustainable communities offering localised services, facilities and outdoor space.

Listed Building	LB	A building which has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest.
Low Carbon Economy		A Low-Carbon Economy has a minimal output of greenhouse gas emissions, but specifically refers to the greenhouse gas carbon dioxide.
Local Development Document	LDD	Development Plan Documents and Supplementary Planning Documents that form part of the Local Development Framework.
Local Development Framework	LDF	A group of documents that provide the Council's policies for meeting the community's social, environmental and economic aims for the future, incorporating Local development Documents, Statement of Community Involvement, Annual Monitoring Report and Local Development Scheme.
Local Development Scheme	LDS	A three year work programme showing what LDF documents will be produced and when.
Local Plan	LP	Replaced with Local Development Frameworks by the Planning and Compulsory Purchase Act 2004. Most Policies and Proposals from the South Somerset Local Plan have been saved.
Local Strategic Partnership	LSP	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)
Local Transport Plan	LTP	Produced by the County Council, broadly explains how the County will meet the needs of the community in terms of better transport.
Market Town	MT	The settlements of Castle Cary/Ansford, Chard, Crewkerne, Ilminster, 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.
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	MoTS	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.
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	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 and should be funded on a per dwelling (and for employment floorspace) basis.
Planning and Compulsory Purchase Act 2004	P&CPA	The Act brought about reforms to the town and country planning system, including replacement of the Local Plan with the LDF.
Planning Inspectorate	PINS	Central Government body of Planning Inspectors that deal with planning application appeals/inquiries and EiPs.
Planning Obligations		Requirements on a developer to provide, or contribute money towards, facilities, infrastructure or other measures to make a development feasible or its impact acceptable. The obligation to make this provision can be legally binding and secured by a legal agreement under Section 106 of the Town and Country Planning Act 1990.
Planning Policy Guidance Notes	PPGs	National Statements of Planning Policy providing guidance on a range of different topics including transport, employment, open space, sport and recreation. Many have been replaced by Planning Policy Statements.
Planning Policy Statements	PPS	National Statements of Planning Policy providing guidance on a range of different topics including housing, pollution and noise control.
Previously Developed Land	PDL	Defined in PPS3 as land that has been previously developed, commonly known as brownfield land.
Private Registered Providers	PRP	Previously known as Registered Social Landlords until 1 st April 2010.
Proposals Map		Shows on a map base all the policies and proposals set out in Development Plan Documents. The initial proposals map will be that in the adopted South Somerset Local Plan (2006). It will be revised to reflect new Development Plan Documents as they are adopted.
Pump-priming		A mechanism of forward funding, either by way of money or works to kick-start a development.
Quality Bus Partnership	QBP	An agreement between the principal 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.

Ramsar		Wetlands of international importance designated under the Ramsar Convention. The Somerset Levels and Moors Ramsar is the only one in South Somerset.
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	The Coalition Government formally revoked the South West Regional Spatial Strategy on the 2nd July 2010 and confirmed that it will be abolished in the Decentralisation and Localism Bill.
Regional Woodland and Forestry Framework	RWFF	The regional expression of the Government's policy on woodland and forest and sets out what is needed to help secure the future of these assets.
Rural Centres	RC	The settlements of Bruton, Ilchester, Langport/Huish Episcopi, 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.
S106 agreements		Contractual agreements entered into between a local planning authority and a developer to deliver planning obligations.
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.
Site of Special Scientific Interest	SSSI	A national designation to protect the most notable examples of plants and animals, geological and physiographical features in the UK.
Smartcard Technologies		Electronic card mechanism to enable through ticketing.
Social rented housing		PPS3 (page 25) defines social rented housing as 'rented housing owned by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime'. The proposals, set out in the Three Year review of Rent Restructuring (July 2004), were implemented in policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant'.
South Somerset Local Plan	SSLP	Adopted in April 2006, and part of the current 'Development Plan' for the district. Most of the policies of the SSLP are currently 'saved'.
South Somerset Settlement Role and Function Study		Study to identify the current role and function and functional relationships of settlements and their potential future roles.

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 s the only one in South Somerset.
Strategic Flood Risk Assessment (SFRA)	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 now revoked draft 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.
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.
Supplementary Planning Document	SPD	A Local Development Document that expands or provides supplementary information on a particular policy/policies. It is not subject to independent examination and does not have Development Plan status. Replaces Supplementary Planning Guidance (SPG).
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).
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".

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 a EU Directive. SA/SEA must be undertaken for all DPDs and also SPDs where relevant. The SA Report is published for consultation alongside the Core Strategy.
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 that use cost effective solutions with low environmental impact 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.
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.
Yeovil Transport Strategy Review 2	YTSR2	A transport strategy and action plan to accommodate development in the greater Yeovil area due to be published in March 2011.
Yeovil Urban Development Framework	YUDF	The purpose of the Urban Development Framework is to provide 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.
Yeovil Vision	YV	Yeovil Vision is 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		Zero Carbon is generally regarded to be a process or product, which releases no carbon in its operation or manufacture. However, the exact scope of what is included in this is still to be accurately defined by the UK Government.

Definitions

ABI Annual Business Inquiry

CBL Choice Based Lettings

GIS Geographical Information Systems

HMO Households in Multiple Occupation

IMD Indices of Multiple Deprivation

LA Local Authority

ONS Office for National Statistics

PRP Private Registered Provider

TTWA Travel to Work Area