

Breckland Local Plan Glossary

Term	Definition
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Air Quality Management Area (AQMA)	An AQMA is an area designated where air quality does not already, or is predicted not to, meet air quality objectives. This could be just one or two streets, or it could be a much larger area. It is then a requirement that affected Local Authorities implement a plan to improve air quality - a Local Air Quality Action Plan - that seeks to improve the air quality in areas designated AQMAs.
Allocation	An area of land identified for development in a development plan. The allocation will specify the type of development that will be permitted on the land.
Amenity	Element of a location or neighbourhood that helps to make it more attractive or enjoyable for residents and visitors.
Ancient Woodlands	Woodland that is believed to have existed from at least medieval times and as such probably been continuously wooded since 1600.
Authorities' Monitoring Report (AMR)	A report produced each financial year to indicate the progress of production of planning policy documents, and monitor the effectiveness of policies contained within the adopted plan. The report will outline action that may need to be taken to meet targets or if policies need to be replaced. Changes will be implemented through a revised Local Development Scheme.
Biodiversity	The whole variety of life encompassing habitat diversity, all genetics, species and ecosystem variation including plants and animals. Biodiversity has value in its own right and has social and economic value for human society.
Biomass	The total dry organic matter or stored energy of plant matter. As a fuel it includes energy crops and sewage as well as forestry and agricultural residues.
Brief/ Planning Brief	A planning brief can include site-specific development briefs, design briefs, development frameworks and master plans that seek to positively shape future development.
Brownfield Land or Site	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 has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and

	allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Brownfield Land Register	A register of previously developed land suitable, available and achievable for residential development of at least 0.25ha or capable of supporting at least 5 dwellings that each local planning authority is required to prepare and maintain.
Building Regulations	Sets minimum construction standards for building works. They exist to ensure the health and safety of people in and around all types of buildings (i.e. domestic, commercial, and industrial). They also provide for energy conservation and access to and use of buildings.
Central Norfolk Housing Market Area, CNHMA	Housing market area in and around Greater Norwich, Broadland, Breckland, North Norfolk and South Norfolk. A Housing Market Area is the area within which most people moving, without changing employment, would stay.
Change of Use	A material change in the use of land or buildings from one class of use to another as defined by the Use Classes Order constitutes development and therefore requires planning permission.
Commitments & Completions	<p>Commitments - the term used to represent the level of development already given planning permission but not yet build out.</p> <p>Completions - the number of dwellings that have been built out following the granting of planning permission.</p>
Community Facilities	Facilities providing for the health, welfare, social, educational, spiritual, leisure and cultural needs of the community. Community facilities are defined as: local shops, meeting places, indoor and outdoor sports venues, recreation/play areas, cultural buildings, public houses, petrol filling stations and places of worship.
Community Infrastructure Levy (CIL)	CIL is a levy that local authorities in England and Wales can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhood want.
Community Strategy	A strategy prepared by a community to help deliver local aspirations, under the Local Government Act 2000.
Comparison Retail / Shopping	Shopping for items like clothes, products, household and leisure goods which are not bought on a regular basis.
Compulsory Purchase Order (CPO)	An order issued by the Government or a Local Authority to acquire land or buildings for public interest purposes. For example, the redevelopment of certain brownfield land sites.
Conservation Area	An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1990, whose character and appearance it is desirable to preserve or enhance. There are special rules on some development in conservation areas.
Contaminated Land	Land which contains potentially harmful substances as a result of human activity or from natural causes may be regarded as contaminated land.
Convenience Retail	This refers to shopping for everyday essential items like food, drink, newspapers and confectionery.

Core Strategy	The Core Strategy is one of the Development Plan Documents which formed part of the Local Development Framework. It set out the long term spatial vision, strategic objectives and core policies for the development of the area. Once adopted, the Local Plan will supersede the current Core Strategy.
County Wildlife Site (CWS)	A site of important nature conservation value within a County context but which are not protected under the Wildlife and Countryside Act 1981.
Cultural facilities	Includes theatres, cinema, halls, music venues (usually in pubs), libraries, public art installations and art galleries.
Deliverable	For sites to be considered deliverable the NPPF states that sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.
Density	A measure of the intensity of residential development. Usually expressed as either the number of dwellings per hectare (dph) or the number of habitable rooms per hectare (hrha).
Design & Access Statement	A statement that accompanies a planning application to explain the design principles and concepts that have informed the development and how access issues have been dealt with.
Developable	For sites to be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
Development	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation 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.
Development Management	The process whereby a Local Planning Authority considers the merits of a planning application and whether it should be given permission having regard to the policies and proposals in the Development Plan.
Development Plan	This is defined in section 38 of the Planning and Compulsory Purchase Act 2004 and includes adopted Local Plans and Neighbourhood Plans.
Duty to Co-operate	Local Councils now have a duty to co-operate with their neighbouring Councils and a set of prescribed bodies as defined by the Localism Act 2011 on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities.
Dwelling	A building or any part of a building that forms a separate and self-contained unit designed to be occupied by a single family or household.
Environmental Impact Assessment (EIA)	EIA is a procedure that must be followed for certain types of development before they are granted permission. The procedure requires the developer to compile an Environmental Statement (ES) describing the likely significant

	effects of the development on the environment and proposed mitigation measures.
Equality Impact Assessment (EQIA)	An equality impact assessment involves assessing the likely or actual effects of policies or services on people in respect of disability, gender and racial equality.
Flood Risk Assessment (FRA)	<p>Planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2(Medium Probability) 3a (High Probability) and 3b (The Functional Floodplain*)should be accompanied by a FRA. This should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. For major developments in Flood Zone 1, the FRA should identify opportunities to reduce the probability and consequences of flooding.</p> <p>* The Functional Floodplain comprises land where water has to flow or be stored in times of flood.</p>
Flood Zones	Flood Zones are the starting point for the sequential approach. Flood Zones refer to the probability of sea and river flooding only, ignoring the presence of existing defences.
General Conformity	All planning policy documents must align with the expectations of the National Planning Policy Framework. This is known as general conformity.
General Employment Areas	Existing employment sites which have been identified to be protected for employment uses including business, general industrial and storage/distribution uses.
Green Corridors	Relatively continuous areas of open space threading through the built environment which whilst linked are not always publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.
Green Infrastructure	The multifunctional, interdependent network of open and green spaces and green features. This network includes urban areas, the urban fringe and the countryside. It provides multiple benefits for people and wildlife.
Green Infrastructure Management Plan (GIMP)	A plan to manage green infrastructure.
Greenfield Site	Land that has not previously been used for urban development. It is usually land last used for agriculture located next to or outside existing built-up areas of a settlement.
Habitat	The natural home of an animal or plant, often designated as an area of nature conservation interest.
Habitable Room	Habitable rooms provide the living accommodation of the dwelling. They include living room, dining room, study, home office, conservatory and bedroom. They exclude the bathroom, WC, utility room, store room and circulation space. A kitchen is not considered to be a habitable room unless it provides space for dining.

Housing and Economic Land Availability Assessment (HELAA)	An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment of land availability includes the Strategic Housing Land Availability Assessment requirement as set out in the National Planning Policy Framework.
Historic Parks and Gardens	Parks and Gardens which are of historic value and have been included on the National Register of Parks and Gardens of special historic interest in England based on an assessment by Historic England.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Landscape Character Assessment	A tool to identify and understand the factors that give character to the landscape and to help inform policy and decisions about how the landscape may change in the future.
Lifetime Homes	Designed to provide accessible and convenient homes for a large proportion of the population including families with young children, frail older people and those with temporary or permanent physical or sensory impairments. Designed to be flexible enough to meet existing and changing needs of most households and easily adapted to meet the needs of future occupants.
Listed Building	A building or other structure recorded on a statutory list of Special Architectural or Historic Interest. The grades of listing are Grade I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures within the curtilage. A listed building is a heritage asset.
Local Development Framework (LDF)	The old-style portfolio of Development Plan Documents including a Core Strategy, Development Management Policies, Proposals and Area Action Plans which collectively set out the Spatial Planning Strategy for a Local Planning Authority area. Single Local Plan documents are now generally replacing these Local Development Framework documents.
Local Development Scheme (LDS)	A public statement setting out a project plan for how all parts of the Local Plan will come together. It lists the documents to be produced and the timetable for producing them.
Local Nature Reserve (LNR)	Area designated under the National Parks and Access to the Countryside Act (1949) as being of particular importance to nature conservation and where public understanding of nature conservation issues is encouraged.
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 documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan.
Local Planning Authority (LPA)	The Local Government body responsible for formulating Planning Policies in an area, controlling development through determining planning applications and taking enforcement action when necessary. This is either a District Council, Unitary Authority, Metropolitan Council or National Park Authority.

Local Transport Plan (LTP)	A five-year integrated transport strategy, prepared by Local Authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy.
Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (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).
Material Consideration	A matter that should be taken into account in deciding on a planning application or on an appeal against a planning decision.
Mixed Use (or Mixed Use Development)	Provision of a variety of activities and uses, such as residential, community and leisure uses, on a site or within a particular area.
Nature Conservation	The protection, management and promotion of wildlife habitat (including the creation and re-creation) for the benefit of wild species.
National Nature Reserve (NNR)	An area designated by Natural England to protect and conserve nationally important areas of wildlife habitat and geological formations and to promote scientific research.
National Planning Policy Framework (NPPF)	The NPPF forms the national planning policies that Local Planning Authorities need to take into account when drawing up their Local Plan and other documents and making decisions on planning applications. The NPPF is published by the Department of Communities and Local Government.
National Planning Practice Guidance (PPG)	The national Planning Practice Guidance (PPG) is online guidance that should be read in conjunction with the NPPF.
Neighbourhood Plans	A Plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
Northern Distributor Road (NDR)	A 20 km dual carriage way planned to run from A47 Postwick, east of Norwich to the A1067 north of Taverham.
Older People	People including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.
Open Space	Open space is defined in the Town and Country Planning Act 1990 as 'land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground'. Allotments are also included under the definition of open space. Open space should be taken to mean all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and recreation and can also act as a visual amenity.
Permitted Development Rights	Rights to carry out certain limited forms of development without the need to make an application for planning permission, as granted under

	the terms of the Town and Country Planning (General Permitted Development) Order 1995.
Planning and Compulsory Purchase Act (2004)	The Planning and Compulsory Purchase Act amended parts of the Town and Country Planning Act (1990). In particular, the 2004 Act made major changes to the system of development plans and introduced sustainable development, as defined by Government policy, as an objective of the planning system.
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 Inspectorate (PINS)	The Planning Inspectorate is an independent executive agency, sponsored by DCLG and the Welsh Government. The Planning Inspectorate deals with planning appeals, national infrastructure planning applications, examinations of local plans and other planning-related and specialist casework in England and Wales.
Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Permission	Formal approval sought from a Council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline plans, or be sought in detail through full plans.
Policies Map	An obligatory part of the adopted development plan comprising the area base map depicting allocated sites for particular land use and development proposals and sets out the area to which specific policies apply.
Previously Developed Land	Previously developed land is another definition for brownfield land.
Primary Shopping Area	Defined area where retail development is concentrated, generally comprising the primary frontage and those secondary frontages which are adjoining and closely related to the primary shopping frontage.
Primary and Secondary Frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Protected Species	Plants and animal species afforded protection under certain Acts of Law and Regulations.
Ramsar Site	Area identified under the internationally agreed Convention on Wetlands of International Importance (signed at Ramsar in Iran), focusing on the ecological importance of wetlands generally.
Regeneration	The economic, social and environmental renewal and improvement of rural and urban areas.
Renewable Energy	Energy derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear

	energy. Although not strictly renewable, geothermal energy is generally included.
Section 106 Agreement	A legal agreement under Section 106 of the 1990 Town and Country Planning Act conferring planning obligations on persons with an interest in land. See also: Planning Obligations and Agreements.
Sequential Approach / Sequential Test	A planning principle that seeks to identify, allocate or develop certain types or locations of land before the consideration of others. For example, ensuring land with no flood risk is developed before land with flood risk.
Site of Special Scientific Interest (SSSI)	A SSSI is an area identified by Natural England as of special interest by reason of its fauna, flora, geological or physiographic (landform) features. Classification notified under Section 28 of the Wildlife and Countryside Act 1981 (as amended).
Sites of Archaeological & Historic Interest	This designation applies to a site at Mundford Road Thetford, which is widely regarded as being linked to Boudicca, Queen of the Iceni. The site is currently being considered for Scheduled Ancient Monument status by Historic England.
Spatial Planning	Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.
Special Areas of Conservation (SAC)	Protected sites designated under the EC Habitats Directive.
Special Protection Area (SPA)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.
Statement of Community Involvement (SCI)	Every Local Planning Authority has to prepare a Statement of Community Involvement. It sets out the Council's vision and strategy for the standards to be achieved in involving the community and stakeholders in the preparation of planning policy documents and planning applications.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Supplementary Planning Document (SPD)	Document providing supplementary information in respect of the policies in development plan documents and not forming part of the development plan nor subject to independent examination. SPDs can be taken into account as a material planning consideration but must be subject to public consultation if to be accorded weight in decisions taken on development proposals.

Sustainable Development	This covers development that meets the needs of the present, socially, environmentally and economically, without compromising the ability of future generations to meet their own needs.
Sustainability Appraisal (SA)	To identify and evaluate what the effects of the strategy or plan are likely to be on social, environmental and economic conditions of the strategy or plan area.
Sustainable Urban Drainage Systems (SUDS)	SUDS can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.
Strategic Housing Land Availability Assessment (SHLAA)	An assessment of land availability identifying a future supply of land for housing. Paragraph 159 of the NPPF states that Local Planning Authorities should prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.
Strategic Housing Market Assessment (SHMA)	An evidence based document providing an analysis of the housing market area to inform policy formation. The purpose of which is to have a clear understanding of housing needs in their area. Paragraph 159 of the NPPF states that local planning authorities should prepare a SHMA to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries.
Traffic Impact Assessment (TIA)	An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.
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 local centres but exclude small parades of shops of purely neighbourhood significance. Unless identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Tree Preservation Order (TPO)	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to an order may not normally be topped, lopped or felled without the consent of the Local Planning Authority.
Wastewater Treatment Works (WwTW)	Wastewater treatment works.
Windfall Sites	Sites which have not been specifically identified as available through the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.