

Glossary

| Title | Abbreviation | Description |
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| Advanced treatment | | The treatment of waste using thermal processes (gasification, incineration, pyrolysis) and other waste to energy processes such as plasma arc, and other emerging technologies. |
| Affordable housing | | <p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).</p> <p>This can include social rented housing, affordable rented housing, discounted market sales housing and other affordable routes to home ownership (see below).</p> <p>Further information is in Annex 2 of the NPPF.</p> |
| Affordable Rent | | Affordable housing which is let at 80% of private sector rents (including any service charge) and which meets the Homes England requirements for affordable rent. |
| Affordable housing for rent | | <p>Meets all of the following conditions:</p> <p>(a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents;</p> <p>(b) the landlord is a registered provider and</p> <p>(c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Further information is in Annex 2 of the NPPF.</p> |
| Aftercare | | An agreed programme of work designed to bring a restored mineral or waste site to a satisfactory standard for agriculture, amenity or nature conservation use. Normally imposed in the form of a planning condition once a site has been granted permission to operate. |
| After-use | | The use to which a mineral or waste site is put to on completion of restoration and any aftercare provisions e.g. agriculture, forestry, amenity (including nature conservation). Planning permission will be required to develop more formal uses of land (e.g. change of use of land to create a leisure facility). |

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| Aggregate | | Naturally occurring, primary, land-won minerals extracted directly from the ground in quarries or pits. Includes crushed rock and sand and gravel; raw materials used by the construction industry for building purposes, including asphalt, concrete and mortar. |
| Air Quality Management Areas | AQMAs | These are defined geographical areas where air pollution levels are, or are likely to, exceed national air quality objectives at relevant locations. |
| Alternative (Secondary) Aggregates | | The re-use of construction materials e.g. from demolition or road maintenance or the use or reprocessing of waste materials from other industries such as power station ash or colliery spoil, to replace primary aggregates. |
| Amenity | | A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, residential dwellings, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility. |
| Ancillary Use | | A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land. |
| Anaerobic digestion | AD | The biological treatment of biodegradable organic waste in the absence of oxygen, utilising microbial activity to break down the waste in a controlled environment. AD results in the generation of: biogas which is rich in methane and can be used to generate heat and/or electricity; fibre (or digestate) which is nutrient rich and can potentially be used as a soil conditioner; and liquor which can potentially be used as a liquid fertiliser. Where AD includes energy recovery it can be classified as “other recovery” (under the waste hierarchy) or an advanced treatment process under the Local Plan. |
| Annual Monitoring Report | AMR | Document that assesses implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented. Part of the Local Plan. |
| Appropriate Assessment | AA | An assessment of the potential adverse effects of a plan or project (in combination with other plans or projects) on Special Areas of Conservation and Special Protection Areas. |

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| Archaeological Interest | | An interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early humans and continues to be created and destroyed. |
| Area of Search | AoS | An extensive area of land believed to contain significant mineral resources (inferred from BGS data) within which the Mineral Planning Authority considers mineral working acceptable in principle subject to compliance with relevant Local Plan policies. Proposals for mineral working within the AoS are expected to be for individual sites, not for the whole AoS. AoS boundaries do not necessarily represent acceptable extraction boundaries and are not survey accurate. |
| Article 4 Directions | | An article 4 direction is made by the local planning authority. It restricts the scope of permitted development rights either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance, such as a conservation area. |
| Building for a Healthy Life | | Design Code to help people improve the design of new and growing neighbourhoods. |
| Biodiversity | | The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part. |
| Biodiversity Net Gain | BNG | A way to contribute to the recovery of nature while developing land. It is making sure the habitat for wildlife is in a better state than it was before development. |
| Biodiversity Action Plan | BAP | A biodiversity action plan (BAP) is an internationally recognized program addressing threatened species and habitats and is designed to protect and restore biological systems. |
| Biological processing | | Treatment of biodegradable organic waste utilising microbial activity to break down the waste matter. |

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| Building Cost Information Service | BCIS | BCIS is the Building Cost Information Service of the Royal Institution of Chartered Surveyors (RICS). It is described by RICS as 'the leading provider of cost and price information to the construction industry and anyone else who needs comprehensive, accurate and independent data' |
| Buffer Zones | | A zone or area that separates waste management facilities from other land uses to safeguard local amenity. |
| Building for a Healthy Life | | A national standard for well-designed homes and neighbourhoods. It was commissioned by NHS England to replace Building for Life 12 with a focus on healthier communities. The design toolkit covers the priorities for creating healthier communities, including improved walking, cycling and public transport links, with reduced carbon emissions and better air quality. Master plans should be based on an assessment of local health and care needs, with the creation of integrated neighbourhoods based on 'tenure neutral' housing and well-defined public spaces. |
| Building Research Establishment Environmental Assessment Method | BREEAM | A nationally recognised benchmark to measure the environmental performance of buildings |
| Calcareous Grassland | | An ecosystem associated with thin basic soil, such as that on chalk and limestone downland. Plants on calcareous grassland are typically short and hardy, and include grasses and herbs such as clover. Calcareous grassland is an important habitat for insects, particularly butterflies, and is kept at a plagioclimax by grazing animals, usually sheep and sometimes cattle. |
| Capacity (in retailing terms) | | Money available within the catchment area with which to support existing and additional retail floorspace. |
| Candidate Local Wildlife Site | CLWS | A site that meets the Local Wildlife Site (see below) criteria but which has not been through the formal notification process and may not have the landowner's permission to designate. |
| Civic amenity site | | Civic amenity sites, and bring sites, are provided by Waste Disposal Authorities as places where the public can deliver a range of household waste for recycling or disposal, including metals, paper, glass, engine oil, garden waste, oversized items (e.g. furniture and appliances), and building rubble. |

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| Climate change adaptation | | Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities |
| Climate change mitigation | | Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions. |
| Commercial and industrial waste | C&I | Waste from premises used mainly for trade, business, sport, recreation or entertainment. |
| Community Facilities | | Facilities available for use by the community. Examples include village halls, doctors' surgeries, pubs, churches and children play areas; may also include areas of informal open space and sports facilities. |
| Community Infrastructure Levy | CIL | A charge that levied by the local authority on most types of new development in its area based on simple formulae which relate the size of the charge to the size and character of the development paying it. The proceeds of the levy will be spent on local and sub-regional infrastructure to support the development of the area. |
| Commutated sum payment | | A payment from a housing developer towards provision of a piece of infrastructure which is made in lieu of providing that infrastructure on-site. Sometimes used for affordable housing. |
| Compensation/Compensatory | | Compensation can take the form of projects that restore and/or improve common resources through measures such as habitat restoration, species rehabilitation and/or resource enhancement designed to offset the impacts of environmental damage. |
| Composting | | A biological process in which micro-organisms convert biodegradable organic matter into a stabilised residue known as compost. The process uses oxygen drawn from the air and produces carbon dioxide and water vapour as by-products. Composting can be undertaken in either an open-windrow or in-vessel system. |

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| Construction and demolition waste | C&D | Waste arising from any development such as vegetation and soils (both contaminated and uncontaminated) from the clearance of land, remainder material and off-cuts, masonry and rubble wastes arising from the demolition, construction or reconstruction of buildings or other civic engineering structures. Construction and demolition waste may also include hazardous waste materials such as lead, asbestos, liquid paints, oils, etc. |
| Conservation (The historic and cultural environment strategic policy) | | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. |
| Convenience goods | | Convenience products are goods consumers buy frequently and with little effort in their decision-making. |
| Core Strategy DPD | | The development plan document previously prepared by the Council which establishes the overall vision, objectives and spatial strategy. To be replaced by the Local Plan. |
| Curtilage | | The enclosed area of land around a house or other building. |
| Development Plan | | The statutory plan that provides the basis for determining planning applications. Comprises development plan documents that have been adopted by the Council and any “made” neighbourhood plans. |
| Development Plan Document | DPD | A document forming part of the local plan that is subject to independent examination and becomes part of the development plan when adopted by the council. |
| Discounted market sales housing | | <p>Is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</p> <p>First Homes is a specialised form of this, set out in national Planning Practice Guidance and a Written Ministerial Statement. This is discounted at 30% below market value and, at the time of writing, must not exceed £250,000 after discount.</p> |

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| Economic Development | | Industrial, commercial retail and tourism development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development). |
| Environmental Impact Assessment | EIA | A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment. |
| Employment and Skills Plans | ESP | These are plans which secure a wide range of local employment and training measures to help create employment and skills opportunities for the residents of Rutland through work experience, job creation, apprenticeships, careers information and training. |
| Environment Agency Cement Sector Plan | | A plan developed by the Environment Agency in conjunction with the cement industry to help reduce the sector's impact on the environment, it includes the use of alternative fuels. |
| Evidence Base | | Collection of baseline specific data for the County which is used to inform the development of all Local Plan policies and Supplementary Planning Documents. |
| First Homes | | First Homes are a specific kind of discounted market sale housing considered to meet the definition of 'affordable housing' for planning purposes. This is discounted at 30% below market value and, at the time of writing, must not exceed £250,000 after discount. The percentage discount is protected for future purchasers. Further details are in the national Planning Practice Guidance and its associated written ministerial statement. |
| Freestone | | Stone that can be cut freely without splitting, can be used in masonry. |
| Greater Cambridge and Greater Peterborough Local Enterprise Partnership | GCGP LEP | The Greater Cambridge Greater Peterborough Enterprise Partnership is focused on helping to drive forward sustainable economic growth– with local business, education providers, the third sector and the public sector working together to achieve this. |
| Green Corridor | | Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and the countryside |

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| Green/Blue Infrastructure | GBI | Green Blue Infrastructure is a network of green spaces and water environments that sustains the ecosystems needed for a good quality of life. The GBI network, comprises both public and private green and blue spaces. |
| Habitat Regulations Assessment | HRA | An assessment the likely impacts and possible effects of policies on the integrity of the internationally designated wildlife sites (e.g. Rutland Water). |
| Hazardous waste | | Waste that contains hazardous properties that if improperly handled treated or disposed of, by virtue of its composition carries the risk of death, injury, or impairment of health, to humans or animals, the pollution of waters, or could have an unacceptable environmental impact. |
| Health Impact Assessment | HIA | A practical approach used to judge the potential health effects of a policy, programme or project on a population, particularly on vulnerable or disadvantaged groups. |
| Help to Buy | | A government scheme to help first-time buyers get a property with just a 5% deposit. |
| 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). |
| Historic Environment Records | HERs | Sources of, and signposts to, information relating to landscapes, buildings, monuments, sites, places, areas and archaeological finds spanning more than 700,000 years of human endeavour. Based mainly in local authorities, they are used for planning and development control but they also fulfil an educational role. |
| Historic Landscape Characterisation | HLC | A range of approaches to the identification and interpretation of the historic dimension of the present day landscape (including townscape) within a given area that can be used to manage change to the historic environment. |
| Housing Market Assessment | HMA | A study of housing need and supply carried out to by one or more local authorities (in this case, for Rutland) to assist in policy development, decision-making and resource allocation in relation to housing issues. |

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| Impact Assessment | IA | An impact assessment shows the impact of a retail or leisure proposal on the vitality and viability of existing town centres within the area of the proposed development. |
| Important Open Spaces and Frontages | IOSF | An identified open space and/or frontage which provides character to the area it is within and/or provides a setting to a building(s), which should be protected and retained |
| Incompatible Development | | <p>Incompatible development with respect to mineral related development includes:</p> <p>High level of sensitivity - hospitals and clinics, retirement homes, hi-tech industry, painting and furnishing and food processing.</p> <p>Medium level of sensitivity - schools, residential areas, food retailers, glasshouses and nurseries, horticultural land and offices.</p> <p>Low level of sensitivity - farms, industry and outdoor storage. Incompatible development with respect to waste related development includes residential, commercial or recreational development.</p> |
| Inert disposal (or fill) | | Also known as inert or clean fill. Aggregates or inert materials used in construction or land reclamation works to create new levels. Inert disposal includes inert waste material that when buried will have no adverse effect on people or the environment and does not contain contaminants (e.g. combustible, putrescible, degradable, leachable, hazardous, or liquid wastes, etc). May include waste recovery (refer to Environmental Permitting Regulations 2010 EPR13). |
| Inert processing (or recycling) | | The separation, sorting and recycling of inert waste. This may involve crushing, screening and potentially mixing with other materials such as secondary aggregates (i.e. those that do not meet primary aggregate specifications). Such material can be used in the construction industry (e.g. inert fill). |
| Inert waste | | Waste which will not biodegrade or decompose (or will only do so at a very slow rate), examples include glass, concrete, bricks, tiles and ceramics, and soil and stone (excluding topsoil and peat). |
| Infill development | | Defined as the filling of small gaps within the settlement and would normally involve development of a gap in a continuously built up frontage. |

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| Infrastructure Funding Statement | | The infrastructure funding statements are required to set out the infrastructure projects or types of infrastructure that the authority intends to fund, either wholly or partly, by the levy or planning obligations, though this will not dictate how funds must be spent and in turn collected. |
| Landbank | | A stock of planning permissions (permitted reserves) for the winning and working of minerals generally expressed in 'years worth of supply'. |
| Landfill | | The deposition of waste into hollow or void space in the land, usually below the level of the surrounding land or original ground level in such a way that pollution or harm to the environment is prevented. Landfill sites have to be sited where an existing void is available; former mineral workings have historically been used for this purpose. The term 'landfill' is often used when referring to 'landraising'. |
| Lead Local Flood Authority | LLFA | Established under the Flood and Water Management Act in 2010. They are required to develop, maintain, apply and monitor a strategy for local flood risk management in its area. |
| Local Development Scheme | LDS | The Council's three-year programme for preparing local development documents. |
| Local Distinctiveness | | A term used to refer to the features and characteristics of a place that contribute to its special character and which distinguish it from other places. |
| Local Enterprise Partnership | LEP | A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. |
| Local Nature Recovery Strategy | LNRS | They identify practical, achievable proposals developed with the input of people who know and understand the area, especially landowners and managers. |
| Local Plan | | The Local Plan is a statutory planning document prepared by Rutland County Council. |
| Local Green Space | LGS | Green areas of particular importance identified for special protection. A designation which was introduced in the National Planning Policy Framework. |
| Local Housing Need | LHN | The government's standard method for calculating housing requirements for local authorities |

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| Local Nature Partnership | LNP | A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it. |
| Local Planning Authority | LPA | The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities. |
| Local Transport Plan | LTP | The document that sets out the Council's local transport strategies and policies and an implementation programme. |
| Local Wildlife Site | LWS | Locally designated site of nature conservation importance according to published criteria. |
| Low level waste | LLW | Radioactive waste that includes metals, soil, building rubble and organic materials, which arise principally as lightly contaminated miscellaneous waste. Metals are mostly in the form of redundant equipment. Organic materials are mainly in the form of paper towels, clothing and laboratory equipment that have been used in areas where radioactive materials are used – such as hospitals, research establishments and industry. LLW contains radioactive materials other than those acceptable for disposal with municipal and general commercial or industrial waste. It is defined as: “radioactive waste having a radioactive content not exceeding four gigabecquerels per tonne (GBq/te) of alpha or 12 GBq/te of beta/gamma radioactivity”. |
| Masterplan | | A plan that sets out the proposals or aspirations for the development of buildings, street blocks, public spaces, streets and landscape. |
| Material recovery or recycling facility | MRF | A facility that is designed to process recyclables. A ‘clean MRF’ processes source separated / co-mingled dry recyclables, whereas a ‘dirty MRF’ handles comingled wastes including putrescible materials. |
| Mechanical biological treatment | MBT | A waste processing facility that combines a sorting facility with a form of biological treatment such as composting or anaerobic digestion. |

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| Mechanical heat treatment | MHT | The mechanical sorting or pre-processing stage with technology often found in a material recovery facility. The mechanical sorting stage is followed by a form of thermal treatment. This might be in the form of a waste autoclave or processing stage to produce a refuse derived fuel pellet. Mechanical heat treatment is sometimes grouped along with mechanical biological treatment. Mechanical heat treatment does not however include a stage of biological degradation (anaerobic digestion or composting). |
| Mineral Planning Authority | MPA | The Local Planning Authority responsible for overseeing all aspects of mineral operations. Rutland County Council is the MPA for Rutland. |
| Mineral Reserve | | A mineral reserve is that part of a mineral resource, which has been fully evaluated and is commercially viable to work; in relation to the Local Plan this means those minerals for which a valid planning permission for extraction exists (i.e. permitted reserves). |
| Mineral Resource | | Natural concentrations of minerals or, bodies of rock that are, or may become, of potential economic interest due to their inherent properties. |
| Minerals Safeguarding Area | MSA | An area designated by Minerals Planning Authorities which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilization by non-mineral development. |
| Minerals Core Strategy and Development Control Policies DPD | | The development plan document previously prepared by the Council that sets out the strategy and planning policies for minerals development. To be replaced by the Local Plan Review. |
| Minerals Development | | Mineral extraction and processing, the handling, processing and transport of secondary and recycled aggregate materials, rail heads and rail aggregate depots, rail links to quarries, wharfs and associated storage, handling and processing facilities as well as facilities for concrete batching, manufacture of other concrete products and coated materials. |
| Municipal waste (also referred to as Local Authority Collected Waste, LACW) | | Waste that is collected and disposed of by, or on behalf of, a local authority. It will generally consist of household waste any other wastes collected by a Waste Collection Authority (WCA) or Waste Disposal Authority (WDA) or their agents. It includes waste collected from civic amenity sites, commercial or industrial premises, and waste resulting from the clearance of fly-tipped materials |

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| | | and litter. In addition, it may include road and pavement sweepings, gully emptying wastes, and some construction and demolition waste arising from local authority activities. |
| National Planning Policy Framework | NPPF | The government's statement of planning policies for England and how these are expected to be applied. |
| National Planning Policy Guidance | NPPG | The National Planning Practice Guidance adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together. |
| Nationally Described Space Standard | NDSS | A form of technical planning standard. |
| Neighbourhood Plan | NP | Neighbourhood Plans are community-led plans prepared by town and parish councils. They are primarily concerned about the use and development of land and buildings and once adopted become part of the development plan and a material consideration in determining planning applications. |
| Non-aggregate | | Minerals, including limestone, utilised for purposes including building and roofing stone, agriculture and brick and cement manufacture. |
| Non-inert (non-hazardous) waste | | Also known as degradable or putrescible waste. Waste which will quickly or slowly biodegrade or decompose, releasing environmental pollutants but is not classified as hazardous waste. |
| Older People | | People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs. |
| Ooidal limestone | | Ooidal limestone is composed mainly of spherical grains ('ooids', from the Greek word for egg). Ooids often have a sand grain or shell fragment in their core, around which aragonite was precipitated in concentric layers. As aragonite is unstable, it is often converted to calcite when the sediment turns into rock. The ooids were cemented together by calcite to form the rock. |

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| Open Space | | 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 act as a visual amenity. |
| Office of National Statistics | ONS | The UK's largest independent producer of official statistics and the recognised national statistical institute of the UK. |
| Other affordable routes to home ownership | | This includes shared ownership, relevant equity loans and rent to buy. Further information is in Annex 2 of the NPPF. |
| Permitted Reserves | | Mineral reserves for which planning permission has been granted (usually expressed in million tonnes). The MPA will not release details of reserves for individual quarries or quarry operators to ensure 'commercial confidentiality'. |
| Place Alliance | | The Place Alliance advocates for place quality. |
| Potential impacts/potential adverse impacts | | <p>Assessment of potential impacts should include direct effects and any indirect, secondary, cumulative, short / medium / long-term, permanent & temporary, positive & negative effects of the project.</p> <p>For minerals - natural and historic environment, human health, noise, dust, visual intrusion, traffic, tip and quarry slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site.</p> <p>For waste - water quality and resources, flood risk, land instability, landscape and visual impacts, nature conservation, historic environment, traffic and access, air emissions (including dust), odours, bio aerosols, vermin and birds, noise, light, vibration, litter, potential land use conflict, and amenity.</p> |
| Planned Limits of Development | PLD | This marks the limit of the built-up area, beyond which is classed as open countryside. It comprises of the curtilage of properties which form the main built up part of the settlement. |
| Preliminary treatment | | Any waste management process that involves the recycling or biological processing of waste, for example materials recycling facility, recycling/processing of inert waste, composting, or anaerobic digestion, etc. |

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| Previously developed land or Brownfield land | PDL | NPPF Annex 2: 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. |
| Primary Aggregates (Minerals) | | Naturally occurring minerals, unlike secondary aggregates, for example, which are recycled materials (see secondary aggregates). |
| Primary Shopping Areas | PSA | Primary shopping areas are defined in the NPPF as: Defined areas where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage). |
| Prior treatment | | Treatment (including sorting) of wastes that may be carried out either before or after acceptance to a landfill installation. It however cannot be carried out as part of the landfilling operation (i.e. compaction after deposit at the landfill) as it is a requirement that the treatment has been undertaken prior to landfilling. Prior treatment should not be carried out purely for the sake of achieving a treated condition. If treatment of a waste stream does not reduce the quantity of waste landfilled or the hazards of the waste to human health or the environment then it need not be undertaken. |
| RAMSAR site | RAMSAR | Ramsar sites are wetlands of international importance that have been designated under the criteria of the Ramsar Convention on Wetlands for containing representative, rare or unique wetland types or for their importance in conserving biological diversity. |
| Reclamation | | Operations associated with mineral extraction to return an area to an acceptable environmental state. It includes restoration, aftercare and works which take place before, during and after mineral extraction. |

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| Recycled Aggregates | | Aggregates produced from reprocessed materials that have previously been used in construction, demolition and excavation (CD&E) work including concrete, stone, brick and road planings. Can be used in low specification applications as substitutes for primary aggregates. |
| Refuse derived fuel | RDF | A fuel produced by sorting and processing mixed waste (such as municipal solid and commercial & industrial wastes). RDF is often produced as a pellet and used as a feedstock for energy production. |
| Regionally Important Geological Site | RIGS | Locally designated sites of geological/geomorphological importance. |
| Residual waste materials/arising | | Waste generated as an output resulting from waste treatment processes e.g. contaminated recyclates/compost matter, non-recyclable/compostable materials, bottom ash residue, metals, Air Pollution Control (APC) residues (by products of cleaning up flue gases from high temperature processes), etc. |
| Restoration | | Process of returning a site to its former or a new use following mineral extraction. Involves reinstatement of land by contouring and the spreading of soils or soil making materials. |
| Rural Exception Sites | | Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. |
| Secondary Aggregates | | The re-use of construction materials e.g. from demolition or road maintenance or the use or reprocessing of waste materials from other industries such as power station ash or china clay and slate waste from mining or quarrying activities. Can be used in low specification applications as substitutes for primary aggregates. |
| Section 106 Planning Obligation | | A legal agreement or undertaking requiring a developer to do something, or restrict what can be done with land, following the granting of planning permission. This may for example require provision of new infrastructure to support the development (such as Affordable Housing) or require payment of a sum or sums of money, e.g. towards future maintenance costs. |

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| Self-build/Custom build | | People building their own dwelling to meet their individual needs. |
| Shared Equity | | A lender agrees to give a loan alongside a main mortgage in return for a share of any profits when the house is sold or the loan repaid. |
| Shared Ownership | | Where a home can be bought through the shared ownership scheme if cannot afford all of the deposit and mortgage payments for a home that meets their needs. |
| Site Allocations and Policies DPD | | The development plan document previously prepared by the Council that identified specific sites for development and set out detailed development planning policies. To be replaced by the Local Plan Review |
| Site of Nature Conservation Interest | SNCI | Sites of substantive local nature conservation and geological value |
| Site of Special Scientific Interest | SSSI | Nationally designated site of nature conservation importance and designated by Natural England under the Wildlife and Countryside Act 1981. |
| Social rented housing | | Housing for which guideline target rents are determined through the national rent regime. Usually cheaper than Affordable Rented housing. |
| Specialist housing | | <p>There are different types of specialist housing designed to meet the diverse needs of older people, which can include:</p> <ul style="list-style-type: none"> • Age-restricted general market housing • Retirement living or sheltered housing • Extra care housing or housing-with-care • Residential care homes and nursing homes <p>Further information is in the national Planning Practice Guidance, reference ID: 63-010-20190626.</p> <p>Variations of these may be used to house people with other disabilities where appropriate.</p> |
| Special Protection Area | SPA | A designation under the European Union Directive on the Conservation of Wild Birds. |
| Standard method | | The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. |

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| Statement of Community Involvement | SCI | Document setting out when, with whom and how consultation will be undertaken on Local Development Documents. Part of the Local Plan. |
| Sterilisation | | Where minerals cannot be extracted because of surface level development. |
| Strategic Environmental Assessment | SEA | Document setting out the environmental assessment of policies, to meet the requirements of the European SEA Directive. |
| Strategic Housing and Employment Land Availability Assessment | SHELAA | A study of potential housing and employment land available for development to meet the housing and employment needs up to 2036 and beyond prepared by the Council. |
| Supplementary Planning Document | SPD | Document that expands on policies and proposals in development plan documents. Part of the Local Plan but not subject to formal public examination and not part of the development plan. |
| Supplementary Planning Guidance | SPG | Generic term for non-statutory planning policies and documents. Not part of the development plan. |
| Sustainability Appraisal | SA | Document setting out the appraisal of plans and policies to ensure they reflect sustainable development objectives. |
| Sustainable Communities Strategy | SCS | Document prepared by the Council in partnership with local organisations and individuals setting out the community's aspirations for the area. |
| Sustainable Urban Drainage | SUDs | Designed to manage stormwater locally (as close its source as possible), to mimic natural drainage and encourage its infiltration, attenuation and passive treatment. |
| Tenure | | In housing and planning, Tenure is a financial arrangement and ownership structure under which someone has the right to live in a dwelling. Some examples are private rented housing and owner-occupation. There are a number of affordable housing tenures, such as Social Rent, Affordable Rent, Shared Ownership and First Homes. |
| Thermal Efficiency | | Thermal Efficiency refers to the ability of a building to retain warmth in winter or keep cool in summer, therefore requiring less energy to artificially heat or cool the building. |
| Town Centre | | Area defined on the local authority's proposal policy maps, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. |

| Title | Abbreviation | Description |
|------------------------|--------------|---|
| Transport Assessment | | A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development. |
| Viability Assessment | | Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return. |
| Waste transfer station | | A facility for the temporary storage of either waste or recyclables before it is moved on for treatment or disposal. |
| Windfall Sites | | Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available. |

Use Classes

Class E – Commercial, business and service

Use, or part use, for all or any of the following purposes:

(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public,

(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises,

(c) for the provision of the following kinds of services principally to visiting members of the public:

(i) financial services,

(ii) professional services (other than health or medical services), or

(iii) any other services which it is appropriate to provide in a commercial, business or service locality,

(d) for indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public,

(e) for the provision of medical or health services, principally to visiting members of the public, except the use of premises attached to the residence of the consultant or practitioner,

(f) for a crèche, day nursery or day centre, not including a residential use, principally to visiting members of the public,

(g) for:

(i) an office to carry out any operational or administrative functions,

(ii) the research and development of products or processes, or

(iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit

Class F.2 – Local community

Use as:

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| | <p>(a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where:</p> <p>(i) the shop's premises cover an area not more than 280 metres square, and</p> <p>(ii) there is no other such facility within 1000 metre radius of the shop's location,</p> <p>(b) a hall or meeting place for the principal use of the local community,</p> <p>(c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms,</p> <p>(d) an indoor or outdoor swimming pool or skating rink</p> |
| B2 - General industrial | Use for the carrying on of an industrial process other than one falling within the uses described in Class E |
| B8 - Storage or distribution | Use for storage or as a distribution centre |
| C1 – Hotels | Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels). |
| C2 - Residential institutions | <p>Use for the provision of residential accommodation and care to people in need of care (other than a use within Class C3 (dwellinghouses))</p> <p>Use as a hospital or nursing home</p> <p>Use as a residential school, college or training centre</p> |
| C2A - Secure Residential Institution | Use for the provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation or use as military barracks |
| C3 –Dwellinghouses | <p>Use as a dwellinghouse (whether or not as a sole or main residence) by:</p> <p>(a) a single person or by people to be regarded as forming a single household,</p> <p>(b) not more than six residents living together as a single household where care is provided for residents,</p> <p>(c) not more than six residents living together as a single household where no</p> |

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| | care is provided to residents (other than a use within Class C4) |
| C4 - Houses in multiple occupation | Use of a dwellinghouse by not more than six residents as a HMO |
| Sui generis – No class specified | <p>Includes:</p> <ul style="list-style-type: none"> (a) as a theatre, (b) as an amusement arcade or centre, or a funfair, (c) as a launderette, (d) for the sale of fuel for motor vehicles, (e) for the sale or display for sale of motor vehicles, (f) for a taxi business or business for the hire of motor vehicles, (g) as a scrapyards, or a yard for the storage or distribution of minerals or the breaking of motor vehicles, (h) for any work registrable under the Alkali, etc. Works Regulation Act 1906, (i) as a hostel, (j) as a waste disposal installation for the incineration, chemical treatment or landfill of hazardous waste, (k) as a retail warehouse club being a retail club where goods are sold, or displayed for sale, only to persons who are members of that club, (l) as a night-club, (m) as a casino, (n) as a betting office, (o) as a pay day loan shop, (p) as a public house, wine bar, or drinking establishment, (q) as a drinking establishment with expanded food provision, |

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| | <p>(r) as a hot food takeaway for the sale of hot food where consumption of that food is mostly undertaken off the premises,</p> <p>(s) as a venue for live music performance,</p> <p>(t) a cinema,</p> <p>(u) a concert hall,</p> <p>(v) a bingo hall,</p> <p>(x) a dance hall Amusement centre or casino to Class C3 (subject to total floorspace being no greater than 150sqm of</p> |
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