

Appendix 3 – Glossary of Terms and Abbreviations

<p><i>DISCLAIMER</i></p> <p>The glossary is a guide to planning terminology used in the Plan, where definitions are not provided in the supporting text. It is not a statement of policy or an interpretation of the law. Some of the definitions are drawn from the glossary in the NPPF.</p>		
	Accessibility	The extent to which employment, goods and services are made easily available to people, either through close proximity, or through providing the required physical links to enable people to go to locations where they are available.
	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); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> a) Affordable housing for rent: meets all of the following conditions: (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 (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (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. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household’s eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. c) Discounted market sales housing: 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.

		d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
	Allocation	Land identified in a statutory development plan as appropriate for a specific land use.
	Ancient Woodlands	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
AMR	Annual Monitoring Report	A report prepared that reviews: progress on preparing documents set out in the LDS; how policies are being implemented; the number of dwellings delivered; progress on any Neighbourhood Plans or Orders; and action taken under the duty to cooperate.
	B1 Business Use	Offices (other than those that fall within Use Class A2), research and development, light industry (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).
	B2 General Industrial Use	Use for the carrying out of an industrial process other than one falling in Class B1 (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments).
	B8 Storage and Distribution	Use for Storage and distribution including wholesale warehouses, distribution centres and repositories, (in the Town and Country Planning Use Classes Order 1987 and its subsequent amendments). This use is often referred to as Logistics.
	Basement Parking	A parking facility that is built underground, either in the basement of a building or beneath a street.
	Biodiversity	The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before.
	Climate Change	Long term changes in temperature, precipitation, wind, and all other aspects of the Earths' climate.
	Committed Development	All land with current planning permission or allocated in adopted development plans for development.
	Community Right to Build	An Order made by the local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
	Comparison Shopping	Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods.
	Connectivity	How places are linked with each other and how easy they are to move through.

	Conservation Area	A conservation area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance (Section 69 of The 1990 Planning (Listed Buildings and Conservation Areas) Act).
	Convenience Shopping	The provision of everyday essential items, including food, drinks, newspapers/magazines and confectionary.
	Custom-built and Self-build Housing	Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
	Deck Parking	A structure or building designed to accommodate parking on a number of floors or levels.
	Deliverable	To be considered deliverable, sites for housing 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. In particular: a) sites which do not involve major development, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans). b) where a site has outline planning permission for major development, has been allocated in the development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
	Developable	To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
	Developer Contributions	Contributions made by a developer to remedy the impact of development, either by paying money for work to be carried out or services to be provided, or by directly providing facilities or works either on or off-site.
	Development Plan	Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
	District Centre	A centre that provides a broad diversity of retail uses and a number of facilities to serve the community, such as a group of shops including a supermarket or superstore and a range of non-retail services such as banks, building societies, and restaurants, as well as local public facilities such as a library and healthcare provision.
	Ecosystem Services	The benefits people obtain from ecosystems such as food, water, flood and disease control and recreation.

	Environment Agency	This is a Public Body that is responsible for protecting and improving the environment of England and Wales, and for protecting communities from the risk of flooding and managing water resources. They are consulted throughout the plan making and decision making process in order to promote sustainable development.
	Evidence Base	The information and data gathered by local authorities to justify the 'soundness' of the policy approach set out in Local Plans, including physical, economic, and social characteristics of an area. It includes consultation responses and the finding of technical studies.
	Examination	Once the Part 2 Local Plan has been consulted upon, the document must be submitted to Government to test its soundness. A Planning Inspector leads the Examination and carries out the tests of soundness, hearing the issues and arguments surrounding the Plan.
	Five Year Supply of Deliverable Housing Land	The NPPF requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer (moved forward from later in the plan period) to ensure choice and competition in the market for land.
GI	Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
HRA	Habitats Regulation Assessment	The Habitats Directive (Directive 92/43/EEC) on the conservation of Natural Habitats and of Wild Fauna and Flora requires that any plan or project that is likely to have a significant effect on a designated habitat site, either individually or in combination with other plans or projects, is to be subject to an Appropriate Assessment of its implications for the site in view of the sites' conservation objectives.
	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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
	Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
HMA	Housing Market Area	HMAs are geographical areas defined by household demand and preferences for housing, and reflect the key functional linkages between places where people live and work. The North Northamptonshire HMA comprises the four Council districts and boroughs of Corby, East Northamptonshire, Kettering and Wellingborough.
IDP	Infrastructure Delivery Plan	The IDP identifies the necessary social, physical and green infrastructure required to support the new development proposed in the Joint Core Strategy for North Northamptonshire up 2031. The document is subject to monitoring and regular review.
	Irreplaceable Habitat	Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity.

JCS	Joint Core Strategy	The North Northamptonshire Joint Core Strategy. This covers the period 2011 - 2031 and was adopted in July 2016. It replaced the adopted Core Spatial Strategy.
JPDU	Joint Planning and Delivery Unit	The North Northamptonshire Joint Planning and Delivery Unit is a local partnership between Corby, Wellingborough, Kettering and East Northamptonshire councils with Northamptonshire County Council. Its key responsibility is to review the Joint Core Strategy. The JPDU reports to the Joint Delivery Committee for North Northamptonshire made up of three elected members from each of the councils.
	Listed Buildings	Buildings of special architectural or historic interest. Listed buildings are graded 1, 2 or 2* with grade 1 being the highest. English Heritage is responsible for designating buildings for listing in England.
	Local Centre	A centre that includes a range of small shops and services of a local convenience nature, serving a small catchment. They might typically include a small supermarket, a newsagent, a sub-post office, a pharmacy and take-away.
LDS	Local Development Scheme	The document which sets out which development plan documents are to be prepared and includes a timetable for their production.
LEP	Local Enterprise Partnership	A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. The local LEP is the South East Midlands Local Enterprise Partnership (SEMLEP).
LNR	Local Nature Reserve	Sites which are locally important for wildlife, geology education and enjoyment (without disturbing wildlife). Local Nature Reserves are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.
	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. In this Borough it is intended that the Local Plan will comprise the Joint Core Strategy (Part 1) and the Part 2 Local Plan for Corby.
LPA	Local Planning Authority	Corby Borough Council is the local planning authority for the Borough and has all planning powers for all development in its area with the exception of: minerals and waste disposal which is the responsibility of Northamptonshire County Council and the preparation of the Joint Core Strategy which is the responsibility of the Joint Delivery Committee for North Northamptonshire.
	Main Town Centre Uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, 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).

	Major Development	For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m ² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
	Material Consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
	Modal Shift	The result of a change from one mode of transport to another, for example private car use to bus use.
NPPF	National Planning Policy Framework	The document which sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
	Natural Surveillance	The placement of physical features, activities, and people in a way that maximises visibility. It allows people to overlook and watch public or semi-public spaces either from surrounding buildings/ areas or by having enough people in them. This involves ensuring that public spaces are open and well lit, are overlooked by active windows and doors, and have a diversity of uses to ensure they are busy.
NIA	Nature Improvement Area	An inter-connected network of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.
	Neighbourhood Plan	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004. There are five neighbourhood plans being progressed within the Borough. These are at: Central Corby, Cottingham, Stanion, Gretton and Weldon.
	Non B Employment Uses	Uses falling outside Class B of the Town and Country Planning Use Classes Order 1987 and its subsequent amendments. Such uses include retail, tourism, leisure education, and health.
	Non-strategic sites	Defined as sites accommodating fewer than 500 dwellings or <5ha of employment land. See also Strategic sites.
BAP	Northamptonshire Biodiversity Action Plan	Lists the most threatened habitats and species in the county, and sets out targets for action to aid their recovery.
	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.
	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.
	Out-of-centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
	Out-of-town	A location out-of-centre that is outside the existing urban area.

	Permitted Development Rights	The right to perform certain works without needing to apply for planning permission.
	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 Obligation	A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
PPG	Planning Practice Guidance	A web-based resource setting out national planning practice guidance.
	Playing Field	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
	Pocket Park	A local green space which is owned and looked after by local communities for enjoyment and for the protection of wildlife.
	Policies Map	An Ordnance Survey map which illustrates graphically the policies in the development plan.
PDL	Previously Developed Land	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 was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as 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. PDL is commonly referred to as brownfield land.
PSA	Primary Shopping Area	Defined area where retail development is concentrated.
	Public Realm	Areas available for everyone to use, including streets, squares and parks.
	Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention. See also Habitats Regulation Assessment.
	Renewable and Low Carbon Energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
	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. A proportion of market homes may be allowed on the site at the local planning authority's

		discretion, for example where essential to enable the delivery of affordable units without grant funding.
S106	Section 106 Agreement	Planning Obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), also known as S106 agreements, are private agreements made between local authorities and developers that can make planning proposals acceptable in planning terms, that would otherwise be unacceptable. Planning obligations must be directly relevant to the proposed development. Section 106 agreements are also known as 'developer contributions'.
	Sequential Test	In the context of flood risk, it is a test to help steer new development to areas with the lowest probability of flooding. In the context of proposed development, the NPPF requires local planning authorities to apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up to date Local Plan.
SSSI	Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
SAC	Special Areas of Conservation	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
SPA	Special Protection Areas	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
	Statement of Common Ground	In order to demonstrate effective and on-going joint working, strategic policy-making authorities should prepare and maintain one or more statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.
SCI	Statement of Community Involvement	This is a statement setting out how the local planning authority intends to involve the community in the preparation of the Local Plan and all development control decisions.
	Strategic Economic Plan	This is the investment and growth strategy published by SEMLEP in November 2017.
SEA	Strategic Environmental Assessment	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.
SFRA	Strategic Flood Risk Assessment	Assessment of all forms of flood risk from groundwater, surface water, impounded water bodies, sewer, river and tidal sources, taking into account future climate change predictions. This allows local planning authorities to use this information to locate future development primarily in low flood risk areas (Level 1 SFRA). For areas that have a higher risk of flooding, the SFRA examines the capacity of the existing flood prevention infrastructure (i.e. drainage) and identifies all the measures that any potential development may need to take to ensure that it will be safe and will not increase flood risk to third parties (Level 2 SFRA).

SHMA	Strategic Housing Market Assessment	An assessment of the full housing needs for a housing market area. It should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
	Strategic Sites	Defined as sites capable of accommodating 500+ dwellings or 5ha+ of employment land. See also Non-strategic sites.
	Submission	Once the Part 2 Local Plan has been the subject of final consultation, it must be submitted to Government so that it can be tested for soundness. See Examination.
SPD	Supplementary Planning Documents	Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
SA	Sustainability Appraisal	This examines the impacts of the Part 2 Local Plan strategies/policies against a large number of economic, social and environmental sustainability objectives. It also provides an indication of what measures may need to be taken to minimise/eliminate any adverse impacts and promote sustainable development. The Planning and Compulsory Purchase Act requires an SA to be undertaken for all Development Plan Documents/Local Plans throughout the plan making process.
	Sustainable Development	At the heart of sustainable development is the idea of ensuring a better quality of life for everyone, now and for future generations. A widely used definition was drawn up by the World Commission on Environment and Development in 1987 which stated that it was "Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs".
	Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.
SuDS	Sustainable Urban Drainage Systems	These are designed to manage excess rainwater where it falls rather than the traditional approach of channelling it through drains. Examples include ponds, reed beds, drainage channels and porous driveways.
SUE	Sustainable Urban Extension	Substantial mixed used developments including employment, local facilities and at least 500 new homes, which provide well planned and managed new neighbourhoods that integrate physically and socially with the existing towns. The Joint Core Strategy identifies three SUEs in this Borough – West Corby, Priors Hall and Weldon Park.
	Tandem Development	The introduction of a new dwelling or dwellings behind an existing dwelling or dwellings that front a road (generally with an access to serve the new development situated between the frontage dwellings).
	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 city centres, town

		centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, 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 and is regularly reviewed.
TPO	Tree Preservation Order	An order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.
	Wildlife Corridor	Areas of habitat connecting wildlife populations.
	Windfall Sites	Sites which become available for development but are not specifically identified as available as part of the Local Plan process.