

8.3. Appendix 3: Glossary

Term	Definition
Active travel	Walking, wheeling or cycling for all or part of a journey. For example, this includes walking to a bus stop or cycling to a railway station.
Adaptation (climate change adaptation)	Changes made to places, buildings or services to deal with the effects of climate change. Examples include reducing flood risk, preventing overheating and preparing for water shortages or coastal change.
Affordable housing	Homes for sale or rent for people whose housing needs are not met by the market. The NPPF provides a more detailed definition of the different types of affordable housing.
Affordable Private Rent	Rented homes provided as affordable housing within a Build to Rent scheme. The rent and other arrangements must meet the requirements in the NPPF.
Article 4 direction	A legal decision by a local planning authority that removes certain legal rights to carry out development without expressly applying for planning permission. It can apply to a particular area or site.
Biodiversity net gain (BNG)	A legal requirement for most development to leave habitats for wildlife in a measurably better condition than before development. The gain must be calculated, secured and managed in line with legislation.
Brownfield land	Land that has been developed before. The national definition includes land occupied by permanent buildings or fixed structures, but excludes some land such as agricultural buildings, residential gardens in built up areas, land that has been developed where restoration is required as part of a planning permission (e.g. minerals extraction, waste disposal and renewable and low carbon energy) and land where the remains of a permanent or fixed structure have subsequently

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	blended into the landscape. It is also called previously developed land. It is also commonly referred to as 'previously developed land'.
Build to Rent	Homes built specifically for renting rather than sale. They are usually owned and managed together by one organisation.
Coastal Change Management Area (CCMA)	An area shown in a development plan that is expected to be affected by physical changes to the coast over the next 100 years. This may include erosion, landslips, permanent flooding or the build-up of coastal material.
Community land trust	A community land trust is a not-for-profit organisation, run by local people, that owns and manages land or buildings for the long-term benefit of the community, often to provide homes that remain affordable.
Conurbation	A large built-up area where neighbouring towns and settlements have grown and joined together. In this document, it means the Bournemouth, Christchurch and Poole urban area.
Density	The amount of development within an area of land. Housing density is usually measured as homes per hectare.
Development plan	The adopted plans and policies used as the starting point for deciding planning applications. These include adopted spatial development strategies, local plans, minerals and waste plans, supplementary plans, 'made' neighbourhood plans and the policies map for the area.
Dorset Design Code	An emerging Dorset Council document that will give more detailed guidance and requirements for the design of new development. It is expected to address matters such as local character, movement, built form, public space, nature, sustainability and climate response. Its final role will depend on how it is prepared and adopted.

Term	Definition
Evidence base	The information and studies used to prepare and support the local plan. This can include evidence about housing, jobs, transport, infrastructure, the environment, flood risk, heritage and whether development is financially viable.
Functional area	An area based on how places are connected, for example through where people live, work, travel, shop or use services. It does not have to follow council or parish boundaries. The four areas used in this consultation are broad geographies, and are not precisely or legally defined.
Golden Rules (Green Belt)	NPPF requirements for major housing development on land released from, or developed within, the Green Belt. They cover affordable housing, necessary infrastructure and improvements to green spaces.
Green Belt	Land protected by planning policy to help prevent urban sprawl by keeping it permanently open. Green Belt is not a landscape designation, although the same land may also be protected for other reasons.
Green infrastructure	A connected network of green and blue spaces and natural features. It can include parks, rivers, trees, gardens, wildlife corridors and sustainable drainage features. Green infrastructure can benefit wildlife, people, the economy and the climate.
Grey belt	Land within the Green Belt that does not strongly contribute to certain Green Belt purposes set out in the NPPF. Each area must be assessed against the full NPPF definition.
Habitats Regulations Assessment (HRA)	A legal assessment of whether a plan or project could harm an internationally important site for wildlife. If significant effects are possible, a more detailed assessment is required under the Habitats Regulations.

Term	Definition
Habitats site	A site protected for its international importance for wildlife. The national definition includes Special Areas of Conservation, Special Protection Areas, listed or proposed Ramsar sites and certain marine and compensatory habitats.
Heritage asset	A building, monument, site, place, area or landscape that has historic importance and needs to be considered in planning. It can be nationally designated or identified locally.
Infrastructure	The facilities and services that places and development need. Examples include roads, public transport, schools, healthcare, water and wastewater systems, energy, flood protection, digital networks, green spaces and community facilities.
Key diagram	A simple, high-level map or diagram showing the main parts of the local plan's strategy. It may show broad growth areas, main settlements, important connections and areas to protect or improve. It does not show detailed site boundaries.
Local Nature Recovery Strategy (LNRS)	A legally required strategy that maps important areas for nature, identifies local priorities and suggests actions to help nature recover. The local plan must take account of relevant information in the LNRS.
Local plan	A plan prepared by a council that guides future development and the use of land. Once adopted, it becomes part of the development plan used to decide planning applications.
Low carbon energy	Energy produced with much lower greenhouse gas emissions than conventional fossil fuels. It includes renewable energy and other low-carbon technologies.
Masterplan	A plan showing how a site or area could be developed. It may show land uses, streets, paths, open spaces,

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	buildings, infrastructure and how development could be phased.
Measurable outcomes	Clear results that the local plan aims to achieve and can monitor. They should relate to the plan's vision and objectives and use suitable information to measure progress.
Measurable standards / quantitative standards	Numerical requirements that development must meet, such as amounts of affordable housing, parking or green space. National policy controls which standards a local plan may set and requires them to be supported by evidence.
Mitigation	Action taken to avoid, reduce or put right a harmful effect of development. Compensation is different and is normally considered only as a last resort where the law or policy allows it.
National Decision-Making Policies	Policies in the NPPF to be considered when deciding planning applications. They are applied alongside the development plan and other legal requirements. The NPPF's plan-making policies are separate and used to prepare plans, not to decide applications.
National Landscape	An area legally designated for its outstanding natural beauty. National Landscape is the current name used for an Area of Outstanding Natural Beauty, but the legal designation has not changed.
National Planning Policy Framework (NPPF)	The government's main planning policy document for England. It contains national policies for preparing plans and deciding planning applications.
Net zero	A position where the greenhouse gases released into the atmosphere are balanced by the amount removed. Planning can support this mainly by reducing emissions from buildings, energy and travel.
Permitted development rights	Deemed planning permission for certain 'classes' of development as defined in legislation. Where a class of

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	development is permitted express planning permission from the local planning authority is not normally needed. Limits, conditions or a requirement for prior approval may still apply to permitted development rights.
Policies map	The detailed map that shows where the policies and proposals in the development plan apply. It can show site allocations, boundaries and protected or designated areas.
Protected Landscapes	A collective name for National Parks, the Norfolk and Suffolk Broads and National Landscapes in England.
Ramsar site	A wetland recognised as internationally important under the Convention on Wetlands. Listed and proposed Ramsar sites are defined as habitats sites in the NPPF.
Registered provider	An organisation registered with the Regulator of Social Housing to provide social housing. This can include a council or a private registered provider such as a housing association.
Renewable energy	Energy from sources that are naturally replaced, such as sunlight, wind, water, biomass and heat from the ground.
Scoping consultation	The first formal consultation in preparing the local plan under the national regulations for plan-making. It seeks views on what the plan should cover and how people want to be informed and involved. It is not a consultation on a draft plan or proposed development sites.
Settlement boundary	A line on the policies map showing the area treated as a settlement for applying planning policies. Settlements can include cities, towns villages and other predominantly built-up areas. (Settlements are also

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	defined in the NPPF.) Settlement boundaries need not exactly follow property boundaries.
Settlement hierarchy	A way of grouping and ranking settlements by matters such as their size, role, services and accessibility. It helps guide development strategy relating to the amounts and location of development but does not decide whether a particular site is suitable.
Small Modular Reactor (SMR)	A nuclear reactor designed to be smaller than a conventional nuclear power reactor and built in modules. Any proposal would need to meet the relevant planning, infrastructure and nuclear safety requirements.
Social Rent	Affordable rented housing with rents set under the government's Social Rent policy. It must be provided by a registered provider and kept affordable for future eligible households, or the public subsidy must be used for other affordable housing.
Spatial Development Strategy (SDS)	A strategic plan for a wider area covering more than one local planning authority. It deals with broad matters such as the distribution of growth, major infrastructure, Green Belt and the environment. It cannot allocate individual development sites. There is currently no SDS which applies to Dorset.
Spatial strategy	The part of a plan that explains the broad pattern of future development and protection. It sets out where growth, infrastructure and environmental improvements should go across the plan area.
Special Area of Conservation (SAC)	An area legally protected because it contains important habitats or species. It forms part of the national network of internationally important wildlife sites.
Special Protection Area (SPA)	An area legally protected because it is important for wild birds. It forms part of the national network of internationally important wildlife sites.

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Strategic Flood Risk Assessment (SFRA)	A study of flood risk across the plan area, including the effects of climate change. It helps the council direct development towards areas with the lowest risk and decide where more detailed work is needed.
Strategic Housing Land Availability Assessment (SHLAA)	An assessment of land that may have potential for housing. It considers whether sites may be suitable, available and capable of being developed. Assessments for SHLAA do not equate to allocation through the local plan, grant of planning permission or mean the council thinks it should be developed. SHLAA provides an audit of evidence relating to the future supply of land which is suitable, available and achievable for new homes.
Suitable Alternative Natural Greenspace (SANG)	Green space provided to give people an attractive alternative to visiting a sensitive wildlife site. It must be in a suitable location and have enough quality, capacity, access and long-term management to reduce recreational pressure on the protected site.
Sustainable development	Development that meets today's needs without reducing the ability of future generations to meet their needs. Planning seeks to pursue economic, social and environmental objectives interpedently in mutually supportive ways.
Sustainable drainage systems (SuDS)	Ways of managing surface water run-off that copy natural drainage. SuDs can be used to control, manage and reduce flood risk. Examples include ponds, swales, rain gardens and surfaces that allow water to soak through. SuDs can also improve water quality, wildlife and the appearance of a place.
Sustainable transport	Ways of travelling with low environmental impacts. They include walking, wheeling, cycling and public transport, as well as reducing the need to travel and supporting zero-emission vehicles.

Term	Definition
Town, district and local centres	Areas defined in the local plan where shops, services and other town-centre uses are grouped. Town centres usually serve a wider area, district centres serve several neighbourhoods and local centres mainly provide everyday services for nearby communities.
Viability	Whether development can meet its costs (including planning requirements) while providing a reasonable financial return. Viability evidence helps make sure that policies and development proposals can realistically be delivered.
Wheeling	Using a wheelchair or mobility aid to travel as a pedestrian. The term is used with walking to recognise different mobility needs.