# Strategic Options - Glossary of Terms

## Adoption

Final stage of LDP preparation where the LDP becomes the statutory Development Plan for the purposes of the Act.

## Accessibility

The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.

## Affordable Housing

Affordable housing includes social rented housing that is provided by local authorities and registered social landlords as well as intermediate housing where prices or rents are above those of social rent but below market housing prices or rents.

## Allocation

Land identified on the adopted LDP proposals map.

## Call for Candidate Sites

A process where the Council invites land or buildings to be submitted for inclusion in the LDP.

## City of Villages

These are included as a mission in the Council’s Recovery and Renewal Strategy Greener, Fairer Stronger which sets out the Council’s initial response to the pandemic. The city of villages is based on the existing network of successful local and district centres by making them more vibrant, busy and relevant to local communities.

## Commitments

Undeveloped land with current planning permission or land which is currently being developed.

## Community

People living in a defined geographical area, or who share other common interests.

## Delivery Agreement

A document comprising the LPA’s timetable for the preparation of the LDP together with its Community Involvement Scheme, submitted to the Welsh Government for agreement.

## Density

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

## Deposit Plan

The version of the LDP which is submitted to the Welsh Assembly Government for public examination.

## Development

Development is defined in [*Section 55 of the 1990 Town and Country Planning Act*](http://www.opsi.gov.uk/acts/acts1990/ukpga_19900008_en_6#pt3-pb1-l1g55) 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." Certain activities may be of such a limited significance that the relevant local planning authority determines that they don't constitute development (i.e. are *de minimis).*

## District Centres

Groups of shops, separate from the town centre, usually containing at least one food supermarket and non-retail services, such as banks, building societies and restaurants.

## Examination

A process by which the soundness of the LDP is tested in public.

## Future Wales

Future Wales – the National Plan 2040 is the Welsh Government’s national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

## Greenfield Land or Site

Land (or a defined site) usually farmland, that has not previously been developed.

## 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.

## Infrastructure

Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

## Issues, Options and Preferred Options

The "pre‐submission" consultation stages on Development Plan Documents with the objective of gaining public consensus over proposals ahead of submission to Welsh Government for independent examination

## Integrated Sustainability Appraisal (ISA)

Tool for appraising policies and proposals to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the Act to undertake SA of the LDP. The integrated SA fully incorporates the requirements of the SEA Directive and will also include an assessment of health and equalities impacts.

## Land Bank

Refers to homes on sites which have planning permission. It also includes homes on sites which have been to planning committee where Council resolved to grant planning permission subject to signing of a legal agreement. Existing allocations are not included in the landbank.

## Legal Agreement

A legal agreement between an applicant and the local planning authority to ensure a development is carried out in a certain way. Also referred to as a Section 106 Agreement or Planning Obligation.

## Local Centres

Small grouping, usually comprising a newsagent, general grocery store, sub–Post Office and occasionally a pharmacy, hairdresser and other small shops of a local nature.

## Local Development Plan (LDP)

The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local authority area for the purposes of the Act. It should include a vision, strategy, area-wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection. Policies and allocations must be shown geographically on the Proposals Map forming part of the plan.

## Local Planning Authority (LPA)

A planning authority responsible for the preparation of an LDP; i.e. County or Borough Council or National Park Authority.

## National or Strategic Growth Area

These are areas identified by Welsh Government in Future Wales The National Plan 2040 for growth in employment and housing opportunities and investment in infrastructure.

## Natural Population Growth

The population increase determined by births and deaths.

## Mixed Use area

Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

## Objective

A statement of what is intended, specifying the desired direction of change in trends.

## One Planet Cardiff

The Council’s strategic response to the climate emergency.

## Placemaking Principles

Placemaking means **creating places** and focuses on transforming public spaces to strengthen the connections between people and these places. Placemaking is a process centred on people and their needs, aspirations, desires, and visions, which relies strongly on community participation.

## 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 planning applications, or be sought in detail through full planning applications.

## Preferred Strategy

Stage of plan preparation and consultation before the Deposit LDP is finalised and approved by Council.

## Previously Developed Land (PDL) or 'Brownfield' land

Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed‐surface infrastructure. The definition covers the curtilage of the development.

## Public Transit Growth Corridors

Growth centred along existing or proposed public transport (rail, tram, bus) corridors.

## Regeneration

The economic, social and environmental renewal and improvement of rural and urban areas.

## Remediation

The work needed to raise the quality of land to an acceptable level before it is used or developed. For example, contaminated land may need pollutants removing.

## Residual Requirement

Additional homes that the LDP will need to find, further to homes which already have planning permission or are likely to be built as windfalls.

## Settlement Boundary

Line drawn around the urban area and identified on the adopted LDP Proposals Map

## Sustainable Development

Development which meets the needs of the present without compromising the ability of future generation to meet their own needs

## Sustainable Transport

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.

## Urban Intensification

Maximising the capacity of the urban area to deliver new development.

## Windfall Sites

A site not specifically allocated for development which becomes available for development during the lifetime of a plan.

## 20-minute neighbourhoods

The idea of the '20-minute neighbourhood' (also known as 15-minute cities) has grown with interest around the world, especially since the COVID-19 pandemic put a spotlight on the importance of the liveability of where we live.

It is another way of describing a complete, compact and connected neighbourhood, where people can meet their everyday needs within a short walk or cycle, the idea of the 20-minute neighbourhood presents multiple benefits including boosting local economies, improving people’s health and wellbeing, increasing social connections in communities, and tackling climate change.