

Glossary

A1, A2, A3, A4 & A5 Use Classes	Many shops as defined by the Use Classes Order as amended. A1: Retail shops, predominantly for the sale of goods, but also including certain retail services. A2: Financial and professional services for visiting members of the public, including banks, estate agents, but not betting / payday loan shops. A3: Café and restaurants. A4: Pubs and bars. A5: Hot food takeaways.
Adoption	Formal and final approval of a planning policy document by a Local Planning Authority, at which point it comes fully into legal force.
Affordable Housing	See NPPF for formal definition. It comprises housing provided where the rent or price is reduced, directly or indirectly, by means of public or private subsidy.
Amenity	A positive element or elements that contribute to the overall character, quality of life, comfort or enjoyment of an area. May be influenced by, for example, open land, trees, historic buildings, wider environmental factors and the inter-relationship between them, or less tangible factors such as tranquillity.
APS	Annual Population Survey
B1, B2 and B8 Use Classes	Business and industrial definitions in the Use Classes Order. B1: offices (other than those uses within Class A2), light industry and research and development uses that can be carried out in residential areas. B2: General industrial (other than those uses within Use Class B1, or determined to be sui generis). B8: Storage or Distribution.
Biodiversity Opportunity Areas (BOAs)	Priority areas where the delivery actions of the Kent Biodiversity Strategy are to be focused to secure maximum biodiversity benefits. The BAP identifies actions for the conservation, restoration and enhancement of threatened habitats and species and identifies appropriate delivery mechanisms.
Borough Open Space (BOS)	Green/ open space protected by Policy DP24 (part 1) and shown on the Policies Map. It includes parks, playspaces, allotments, churchyards and past/ present sport pitches.
BRES	UK Business Register and Employment Survey
Brownfield land	Land that has been previously developed as defined in the NPPF, plus land at identified development sites, which was previously used for quarrying and may not fully meet the formal NPPF definition.
Building Regulations	A separate statutory process to land use planning, concerning ensuring structures are built to and constructed with sufficient quality, including energy efficiency. Building Regulations approval is required for most building work in the UK.
C1, C2, C3 and C4 Use Classes	Hotel and residential definitions in the Use Classes Order. C1: Hotels. C2/C2a: Residential Institutions/ Secure

	Residential Institutions. C3: Dwelling Houses. C4: Houses in Multiple Occupation occupied by 3-6 residents (larger ones are determined to be sui generis).
Communal Open Space	Open space which is provided and managed for the communal benefit of residents within a housing development. It will usually comprise small, localised spaces providing neighbourhood facilities for play and/or rest enjoyed by residents or areas that provide visual amenity. Communal open space will include both hard and soft landscaped areas such as a hardstanding area with seating and green spaces containing areas of vegetation interest.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (CIL) is a charge on development that will help Dartford Council to raise and pool contributions from developers to fund a range of infrastructure. It will contribute towards paying for things such as schools, health facilities and transport improvements - all things that are necessary to support new development. The specific rate at which the Levy is set locally is specified in a Charging Schedule.
Community Facilities (Land)	Community facilities encompass public, private and voluntary sector buildings and spaces used for a variety of purposes including social, health, education, cultural, spiritual and sports uses that support vibrant communities. It includes identified for the provision of such buildings and spaces in future. Buildings used for local retail or leisure services such as convenience shops and pubs may qualify, especially in rural areas.
Conservation Area	An area of notable historical interest or importance which is protected by law against undesirable changes.
Custom Build	Construction of residential units to a home owner's specific requirement. It includes self-build dwellings.
Dartford and Ebbsfleet Residential Needs Assessment (DERNA)	A document which sets out the needs for different types, sizes and tenures of dwellings needed during the plan period to 2036.
Development Management	The process whereby a local planning authority determines whether to approve or refuse a planning application.
District Centre	Areas of shops and facilities, with less provision than town centres or large purpose built freestanding centres, serving parts of the Borough/ a broad district.
Development Policies (DP)	Policies contained within the Dartford Development Policies Plan 2017. These are the main planning policies used to assess planning applications.
Ebbsfleet Development Corporation (EDC)	An organisation set up by the Government to speed up delivery of up to 15,000 homes and create a 21 st century Garden City in north Kent. It is responsible for dealing with planning applications within its area.

Ebbsfleet Implementation Framework (EIF)	A document developed by Ebbsfleet Corporation to provide a statement of intent for Ebbsfleet Garden City, and guide its work going forward.
Fastrack	A fast and high quality bus network, serving the major development sites and linking residential areas with public transport interchanges, employment areas and the main shopping centres. It operates on a dedicated track consisting of bus-only roads, on-street bus lanes and priority at junctions.
Green Belt	An area of open country encircling Greater London, including parts of Dartford Borough, in which development is strictly controlled under national policy.
Green Grid	The Dartford Green Grid comprises a network of multi-functional green/ blue spaces and corridors across the Borough. An indicative Green Grid network, comprising both existing, planned and potential green spaces and corridors is shown in Figure 7 of the Development Policies Plan. The Grid enables connections for existing and new planned communities and biodiversity between the urban area in the north of the Borough; to the River Thames; to the countryside to the south; and to open space networks beyond the Borough's boundary. The Green Grid includes green/ open spaces, many of which are publically accessible, and rivers, lakes and landscapes (including trees), footpaths, Public Rights of Way, cyclepaths and roads.
Green Infrastructure	All green and blue spaces that are components of the Green Grid. These include parks, playing pitches, private gardens, woodland, rivers, ponds, amenity spaces, trees and hedges.
Greenfield	Land that has not previously been used for development. This includes sites which were previously developed but where the remains of any structure or activity have blended into the landscape over time, and can also include residential gardens. However this classification does not necessarily apply to land which was previously used for quarrying activities (see Brownfield Land definition).
Gypsy and Traveller Accommodation Assessment (GTAA)	A document which sets out the current and future needs for gypsy, traveller and travelling showpeople accommodation in the Borough.
GVA	Gross Value Added
Habitats Regulations Assessment	Where policies or proposals are likely to have a significant effect on sites of European importance for habitats or species, an assessment is required under European regulations to evaluate the impacts on the integrity of those sites and define mitigation measures to address them. (Core Strategy definition). Adverse impacts at the designated North Kent sites outside of the Borough are a potential relevant consideration under the precautionary approach.

Heritage Assets	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).
Identified Employment Areas	Areas shown on the Policies Map of with a high concentration of office, manufacturing, industrial, warehousing and other business 'sui generis' buildings and uses.
Infrastructure	A collective term for physical, community and green space provision, including built structures and services such as roads, public transport, electricity, sewerage, water, schools, health facilities and recycling and refuse facilities.
Infrastructure Delivery Plan (IDP)	This sets out the projects that have been identified by the Council and infrastructure providers to support planned new development in the Borough and to meet the new demands that this will generate.
KCC	Kent County Council
Landmark	Visible object, feature or development that is distinctive in the nearby environment. A landmark may act as a point of reference to assist orientation or create a visual focus in the urban or rural landscape.
Listed Building	Building or other structure of special architectural or historic interest included on a statutory list and assigned a grade (I, II* or II).
Local Wildlife Sites	Identified by Kent Wildlife Trust, these are areas which are important for the conservation of wildlife in the administrative areas of Kent and Medway. Each site has a defined boundary and may support threatened or important habitats or wildlife.
Masterplanning	A process which involves providing comprehensive guidance on the overall development of a (usually large) site setting out the mix and arrangement of future land uses, and may also include design principles, landscaping, built form, infrastructure, circulation, and integration with the surrounding context. Masterplanning is usually undertaken as an intermediate stage between policy allocation and the submission of a detailed planning application.
Mitigation	Appropriate measures which, as a minimum, offset any adverse impacts of a proposed development.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework 2019 sets out government planning policies to guide the preparation of plans and decision making about planning applications.
Neighbourhood Centres	Smaller clusters of shops/ services central to, or within walking distance of, a neighbourhood(s).
ONS	Office of National Statistics
Policies Map	Formerly referred to as a Proposals Map, it shows the location of Local Plan proposals and other designations of land on an Ordnance Survey base map.

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.
Primary Frontage	Primary Frontages are found in areas of a centre where retailing is most concentrated. They are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
Primary Shopping Area	Defined area where retail development is concentrated.
Protected Local Green Space (PLGS)	Protected Local Green Space are designated areas that have special protection against development. PLGS are green areas of particular importance to local communities because of characteristics such as recreational value or tranquillity, and are not large areas of land.
Public Amenity Space	Open space with public access or in public sector ownership not shown on the Policies Map. It may include more localised spaces such as small greenspaces on residential estates of clear communal benefit, greenspace of local but distinct landscape merit, or public open spaces providing neighbourhood facilities for play and/ or rest enjoyed by residents.
Public Realm	Those parts of a village, town or city (whether publicly or privately owned), available for everyone to use. This includes streets, squares and parks.
Retail Impact Assessment	Impact assessments can help to establish if retail development would have a material adverse impact on centres for shops that are regarded as having strategic or local significance.
Secondary Frontage	Secondary Frontages are related to primary frontages (see above) and are characterised by a variety of uses including non-retail service occupiers. Overall Secondary Frontages will contain a lower proportion of 'retail' uses than Primary Frontages.
Section 106	Section 106 (S106) of the Town and Country Planning Act 1990 allows a Local Planning Authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. These agreements are a way of delivering or addressing matters that are necessary to make a

	development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. S106 has generally been scaled back, particularly for off-set development contributions since the introduction of CIL.
Sites of Special Scientific Interest (SSSI)	SSSIs are areas designated by Natural England Countryside Act 1981 to conserve their wildlife and geology where it is of special interest. SSSIs are protected by law from damage through development or unsuitable management or other activities.
Starter Homes	Homes only available to first time buyers under 40 years old to be sold at a minimum 20% below open market value (with a resale restriction period to ensure the policy does not lead to short term speculation).
Strategic Housing Land Availability Assessment (SHLAA)	Identifies sites with potential for residential development and assesses their suitability for housing and delivery within the plan period.
Sustainable Drainage Systems (SuDS)	A sequence of management practices and control structures that are designed to drain surface water in a more sustainable manner.
Supplementary Planning Document (SPD)	Documents which add further detail to the policies in the Local 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 a material consideration in planning decisions but are not part of the Development Plan.
Sustainability Appraisal	Sustainability appraisal is a process that is carried out as an integral part of developing Local Plans, with the aim of promoting sustainable development through the integration of social, environmental and economic considerations. It is a requirement of national and European legislation and is subject to the same level of public consultation and scrutiny as the Core Strategy.
Sustainable Development	Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Thames Estuary 2100 (TE2100)	A document produced by the Environment Agency setting out the plans for managing tidal flood risk in the Thames estuary to the end of the century and beyond.
Windfall Sites	Windfall housing sites are those that are put forward for development unexpectedly (not identified for housing through the plan preparation process). They are generally small (1-4 units) sites for 'infill' within the urban area as these will not have been considered in the SHLAA, although larger windfall sites can occasionally be put forward.