

## APPENDIX E: GLOSSARY OF TERMS

**Above Ordnance Datum (AOD):** a spot height where usually mean sea level is used as the datum.

**An Outline Planning Application (OPA):** fixes the parameters for development through an outline planning permission.

**Bedford & Milton Keynes (B&MK) Waterway Park:** a project to link the Grand Union Canal in Milton Keynes to the River Great Ouse in Bedford through the creation of a waterway park. The route of the B&MK Waterway crosses the Marston Vale New Villages which will deliver a significant part of the Waterway Park on-site.

**Construction Environmental Management Plan (CEMP):** a document which confirms the site-specific procedures and mitigation measures which will be put in place to monitor and control environmental impacts throughout the construction phase of a development project.

**County Wildlife Site (CWS):** sites which has been selected on a county basis for being important for wildlife.

**Demand-responsive Transport:** a transport service which enables people to book trips with a designated pick up or drop off location.

**Design Code:** secured through planning condition, through diagrams and text, design codes establish the key detailed placemaking principles, design characteristics, requirements and design fixes for phases of a development.

**Development Brief & Design Code Guidance:** the Council's adopted guidance for the preparation of Development Briefs and Design Codes in Central Bedfordshire.

**East West Rail (EWR):** a major railway project to deliver a railway between Oxford and Cambridge including upgrades to an existing section of railway between Oxford and Bicester, the reinstatement of a railway between Bicester and Bletchley, upgrades and refurbishment of the existing railway between Bletchley and Bedford and a new railway between Bedford and Cambridge.

**Environmental Impact Assessment:** a detailed assessment of the impacts of a development to inform a decision made by the Local Planning Authority on whether to grant planning permission for a development project which is likely to have significant environmental effects.

**Forest of Marston Vale (FoMV):** a nationally designated community forest measuring 61 square miles between Bedford and Milton Keynes. The Marston Vale New Villages is located within the FoMV and this context will be a key influence on its character and design.

**Local Area for Play (LAP):** areas for play for 3 to 6 year olds with a minimum activity zone of 100sq.m which include small multi-play units supporting climbing, sliding and balancing, swinging and other activities.

**Local Equipped Area for Play (LEAP):** areas of play for 6 to 10 year olds with a minimum activity zone of 400sq.m which include equipment for climbing, sliding, social activities, swinging and a range of physical activities.

**Local Planning Authority (LPA):** The public authority whose duty it is to carry out the planning functions for a local area. Central Bedfordshire Council is the LPA for the Marston Vale New Villages.

**Local Road Network:** the network of roads managed by the Local Highway Authority.

**Master Developer:** generally retains responsibility for the delivery of strategic green, blue and grey infrastructure and the management of a strategic mixed use development whilst bringing forward de-risked, serviced residential parcels delivered by housebuilder partners.

**Multi-use Games Area (MUGA):** surfaced areas used for ball rebound sports including depending on type, tennis, mini-tennis, basketball, five-a-side-football, and general sports and recreational training and play.

**MVNV:** Marston Vale New Villages, the land allocated by Policy SA2 of the Central Bedfordshire Local Plan for a mixed-use development of approximately 5,000 dwellings and 30 hectares of dedicated employment uses.

**National Planning Policy Framework (NPPF):** The NPPF (February 2019) sets out the Government's planning policies for England and how these should be applied. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

**Neighbourhood Equipped Area for Play (NEAP):** areas of play for 10 to 14+ year olds with a minimum activity zone of 1,000sq.m supporting formal areas for ball games, equipment for climbing, sliding, social activities, swinging and a range of physical activities.

**Non-motorised Users:** someone walking or cycling or a horse rider.

**O&H:** is the landowner and master developer for the Marston Vale New Villages.

**Oxford to Cambridge Arc:** the area of England between Oxford, Milton Keynes and Cambridge identified by the Government as having a unique opportunity to become an economic asset of international standing.

**Phasing Plan:** a detailed plan which identified the phases of the development. A requirement for the submission approval of a phasing plan will be secured by conditions attached to an outline planning permission.

**Planning Conditions:** are attached to planning permissions to establish the further details or requirements or measures necessary to make the development acceptable. Planning conditions must only be used when they are necessary, relevant to planning and to the development permitted, enforceable, precise and reasonable in all other respects.

**Planning obligations via S106 Legal Agreement:** a legal agreement entered into under section 106 of the Town and Country Planning Act made to mitigate the impacts of a development proposal. Such an agreement is made between the landowners/applicants and other interested parties (including the Local Planning Authority and Local Highways Authority) made when a planning application is granted. It secures all of the infrastructure and other measures which are necessary to make the development acceptable in planning terms. A section 106 agreement will also include agreement on the timing or triggers for obligations placed upon the parties to the agreement.

**Planning Practice Guidance (PPG):** national planning guidance for the interpretation and implementation of the policies of the NPPF.

**Policy SA2:** the Policy of the Central Bedfordshire Local Plan which allocates the Marston Vale New Villages for development.

**Public Right of Way (PRoW):** a path that anyone has the legal right to use on foot and sometimes using other forms of transport.

**Reserved Matters Applications:** planning applications made following an outline planning permission for any reserved matters details relating to appearance, means of access, landscaping, layout or scale, reserved within the original application.

**Site of Special Scientific Interest (SSSI):** sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Strategic Road Network:** the network of A roads and motorways managed by Highways England. This includes the A421 and M1.

**The Local Plan:** the Central Bedfordshire Local Plan sets out how Central Bedfordshire will develop during the period 2015– 2035. It is part of the statutory development plan and contains the planning policies which the Council will use to determine planning applications during the plan period.

**Transport Assessment (TA):** an assessment of the likely impact of a development upon transport infrastructure and networks. A TA will also identify any mitigation measures which are necessary to mitigate the impacts identified.