

Glossary

Term	Meaning
Annual Exceedance Probability (AEP)	A term used to express the percentage of likelihood of a flood of a given size or larger occurring in a given year. For example if a flood has an AEP of 1%, it has a one in 100 likelihood of occurring in any given year.
Accessible Woodland	Any site that is permissively accessible to the general public for recreational purposes. This includes sites with unrestricted open access and restricted, but permissive access (e.g. fee-payable, fixed – hours access)
Affordable homes	<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> <p>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).</p> <p>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.</p> <p>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.</p> <p>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</p>

	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.
Article 4 Direction	A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order.
Biodiversity net gain (BNG)	Biodiversity Net Gain is an approach to development and/or land management that leaves nature in a measurably better state.
Biodiversity Action Plan (BAP)	The Buckinghamshire & Milton Keynes Biodiversity Action Plan sets out the main issues impacting on wildlife in the county and some of the measures needed to help our wildlife.
Biodiversity Opportunity Areas (BOA)	A landscape-scale areas which have been identified as opportunities to improve the biodiversity.
Biological Notification Sites (BNS)	A category of sites that are in the process of being reviewed and assessed against the Local Wildlife Sites criteria. Until the programme of review has been completed, they are treated in the same way as Local Wildlife Sites.
Boat dweller	A person who lives aboard a vessel (which may or may not be capable of navigation), that the vessel is used as the main or only residence and where that vessel is either (i) moored in one location for more than 28 days in a year (but may occasionally or periodically leave its mooring); or (ii) has no permanent mooring and navigates in accordance with the statutes appropriate to the navigation.
Brownfield Land	Land which has previously been developed.
Build to Rent/Private Rental Sector (BtR/PRS)	Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.
Bulky goods	Goods of a large physical nature (for example DIY, furniture, carpets) that sometimes requires large areas for storage or display.
Business Incubators	These are spaces often linked to Universities, Colleges or other organisations that may offer flexible 'easy in-easy out' lease agreements. Some offer shared workspace or 'hot-desking' arrangements usually linked to specialist support or advice from the

	host organisation and shared spaces for networking and exchange of ideas.
Retail capacity	Forecast resident spending within the catchment area with which to support existing and additional retail floorspace.
Central Milton Keynes/CMK	References to Central Milton Keynes in the policies of this plan cover both Central Milton Keynes and Campbell Park – i.e. the area bounded by the West Coast Mainline, Grand Union Canal, H5 Portway and H6 Childs Way. Therefore, references to the City Centre or Central Milton Keynes include Campbell Park and the blocks immediately adjacent.
Circular Economy	The circular economy is a model of production and consumption, which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible. In this way, the life cycle of products is extended.
Co-living	Collective term for purpose-built student accommodation and large-scale purpose-built shared living
Community amenities	Principally grocery shops, primary healthcare facilities including pharmacies, open spaces, pre-schools and primary schools, bus/train stops and active travel stands, indoor/outdoor recreation centres, allotments, community facilities, cafés, hairdressers, libraries and public houses
Comparison retail	Shopping for products which are usually higher value and purchased infrequently, for example household items, electrical goods, clothes and shoes, and for which people tend to go to several shops to compare products before buying them
Convenience retail	Shopping for goods which are bought frequently and with little decision-making required, for example at a supermarket or market
Critical Drainage Catchment (CDC)	Area or catchment of greatest risk where multiple or interlinked sources of flood risk were identified. Originally identified through MKCC's Surface Water Management Plan.
Critical Drainage Area (CDA)	An area with critical drainage problems (which has been formally notified to the Local Authority by the Environment Agency) as defined under the Development Management Procedure Order. Within CDAs, proposed development may present risks of flooding on-site and/or off-site if the surface water runoff is not effectively managed.
Design code	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.
Development plan	Includes adopted local plans and made neighbourhood plans
Edge of Centre	For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary.

	For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Employment Land	Unless otherwise stated, employment land throughout this plan refers to land used for the following use classes: E(g)(i) Offices to carry out any operational or administrative functions, E(g)(ii) Research and development of products or processes E(g)(iii) Industrial processes, B2 General industrial - Use for industrial process other than one falling within class E(g) and B8 Storage or distribution - This class includes open air storage. Sometimes storage and distribution uses are referred to as warehousing or logistics
Employment Uses	Refers to the following uses E(g)(i) Offices, E(g)(ii) Research and development, E(g)(iii) Industrial processes, B2 General industrial and B8 Storage or distribution.
First Homes	First Homes are a specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which: a) must be discounted by a minimum of 30% against the market value; b) are sold to a person or persons meeting the First Homes eligibility criteria; c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and, d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).
First Homes exception site	A First Homes exception site is an exception site (that is, a housing development that comes forward outside of local or neighbourhood plan allocations to deliver affordable housing) that delivers primarily First Homes as set out in the First Homes Written Ministerial Statement.
Food Desert	Neighbourhoods without any shops or supermarkets selling food.
Functional floodplain	Functional floodplain (Flood Zone 3b) is identified as a 2% AEP (1 in 50-year) defended modelled flood extents to represent Flood Zone 3b, where available from the Environment Agency and 3a where outputs are not available.
GPDO	The General Permitted Development Order is a law that sets out what permitted development can take place without planning permission.
Greenfield Land	Land which has not previously been developed.

Green Cover	Natural or planted vegetation covering a certain area of terrain, functioning as protection against soil erosion, protecting the fauna and balancing the temperature
Gypsies and Travellers	Defined in the Planning Policy for Travellers Sites (PPTS) (2023) as “Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”
Houses in Multiple Occupation	Homes occupied by separate households (usually single people or couples) who share facilities or living space such as kitchens, bathrooms and sitting rooms.
Housing Viability Area	Milton Keynes is split into three housing viability areas which are based on the viability of the local housing market
Health Impact Assessment	A health-specific assessment of the potential cumulative health impacts that a project or proposal might have on the local population.
Impact Test	The purpose of the test is to consider the impact over time of certain out of centre and edge of centre proposals on town centre vitality/viability and investment. The test relates to retail and leisure developments (not all main town centre uses) which are not in accordance with up to date plan policies and which would be located outside existing town centres.
Incubator	A facility designed to nurture and accelerate the growth of new businesses. It typically provides resources such as office space, access to mentors and investors, shared services, and other resources to help entrepreneurs launch their business.
Key settlement	A village or town that the local planning authority has chosen for development
Knowledge economy	The knowledge economy, or knowledge-based economy, is an economic system in which the production of goods and services is based principally on knowledge-intensive activities that contribute to advancement in technical and scientific innovation. The key component of a knowledge economy is a greater reliance on intellectual capabilities rather than on physical inputs or natural resources.
Landscape character	A distinct and recognisable pattern or combination of elements that occurs consistently in a particular landscape, that differentiates one landscape from another.
Large-scale purpose-built shared living	Non-self-contained homes, usually made up of at least 50 private individual rooms, communal spaces, and facilities

Local centre	A small group of shops, usually including a grocery shop and other shops and services of a local nature, to serve daily needs
Local Geological Sites (LGS)	Regionally important geological and geomorphological sites which have been identified as being of great importance locally and protected through planning system.
Local Nature Recovery Strategy (LNRS)	England-wide system of spatial strategies that will establish priorities and map proposals for specific actions to drive nature's recovery and provide wider environmental benefits. Required by law under the Environment Act 2021
Local Nature Reserves (LNRs)	Statutory designations made by local authorities of sites important for people and wildlife. They have features of local biodiversity or geological interest and offer opportunities for learning. They are protected under Section 21 of the National Parks and Access to the Countryside Act 1949.
Local Plan	The main planning policy document for the Borough, containing strategic and site-specific policies and detailed policies to guide the location and nature of development.
Local Wildlife Sites (LWS)	Some of the most ecologically important sites in the county and they are protected through the local planning system. They often support rare or threatened species and habitats that are locally important and distinctive.
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).
Milton Keynes Development Partnership MKDP	The Council's wholly owned development company. MKDP was established in 2012 to hold and develop land transferred from the Homes and Communities Agency. MKDP are particularly active in Central Milton Keynes where they have significant landholdings which will be developed through the plan period.
MK Wildlife Sites	They are sites equivalent of Local Wildlife Sites in Buckinghamshire and currently being reassessed and where appropriate will be subsumed into the Local Wildlife Sites designation. Special places recognised for having high wildlife value or containing rare or threatened habitats and species.
Nationally Described Space Standard (NDSS)	This standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of

	occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
Nature -Based Solutions (NBS)	Are actions to protect, sustainably manage, or restore natural ecosystems, that address societal challenges such as climate change, human health, food and water security, and disaster risk reduction effectively and adaptively, simultaneously providing human well-being and biodiversity benefits.
New Town Heritage Register	A 'local list' of assets from the Milton Keynes Development Corporation era (1967-92) which are considered to be locally significant
Out of Centre	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Open Countryside	Land that is outside of a settlement boundary
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'; any land laid out as a public garden or used for the purposes of public recreation or land which is a disused burial ground'.
Out of town	A location out of a town centre
Permitted Development	Types of development, including building and change of use, that do not require planning permission. These rules are set by a Central Government through law called the General Permitted Development Order (GPDO).
Placemaking	An approach to urban planning and design that focuses on the people who use a space, rather than just the physical structures or buildings.
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.
Purpose-built student accommodation (PBSA)	Accommodation for students, usually simple self-contained units with a range of shared spaces and facilities including communal kitchen(s) and social areas
People friendly and healthy places	Places that are safe, environmentally sensitive, accessible and inclusive. They have a mix of everyday community amenities and uses in the right locations which are provided at the right time in the development process. They exhibit high quality urban design, architecture and public realm and create places with identity.
Pollution	Anything that affects the quality of land, air, water, or soils, which might lead to an adverse impact on human health, the natural environment, or general amenity. Pollution can be caused by a range of

	emissions, including smoke, fumes, gases, dust, steam, odour, noise, and light.
Primary Shopping Area	Defined area where retail development is concentrated.
Primary Shopping Frontage	Primary shopping frontages (PSFs) are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.
Priority Habitats and Priority Species	Those Habitats and Species that have been identified as being the most threatened and requiring conservation action under the UK Biodiversity Action Plan (UK BAP). The priority list is produced by the Joint Nature Conservation Committee (JNCC).
Public Realm	Space that is meant to be used by the general public, can be publicly or privately owned.
Retail Impact	The potential effects of proposed retail development upon existing shops.
Rural exception site	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.
Secondary Shopping Frontage	Secondary shopping frontages (SSFs) provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses
Section 106/S106 Agreement	A legal contract under Section 106 of the Town and Country Planning Act 1990 between the local authority and named parties stating the terms of planning obligations imposed by the local planning authority in relation to a planning application. Planning permission is not granted until the Section 106 Agreement has been completed.
Sequential Approach	A planning principle that seeks to identify, allocate or develop certain types or locations of land before others. For example, brownfield housing sites before greenfield sites, or town centre retail sites before out of centre sites-
Settlement boundary	A line defining the built-up area of settlements, as distinguished from the Open Countryside beyond the built-up area.
Social rent	Homes for rent at a level that is usually significantly below market rent levels

Special Landscape Area (SLA)	A local landscape designation that recognises the particular and special characteristics of certain landscapes which make them of higher sensitivity and value.
Sui Generis	Building and land uses that do not fall within any other Use Classes . Sometimes referred to as 'unique' or 'a class of its own'.
Sustainable Drainage Systems (SuDS)	Drainage solutions are type of drainage designed to manage surface water runoff in a more sustainable and natural way than by conventional drainage such as pipes and tanks. SuDS manage surface water by mimicking natural processes providing benefits through the four pillars of SuDS: water quantity (reducing flood risk), water quality (mitigating pollution through water treatment), biodiversity (wildlife and plants) and amenity value (pleasantness and attractiveness of place)
Supported and specialist homes	Collective term for homes for people with specific requirements. It includes: age restricted general market homes, retirement living or sheltered homes, extra care homes or homes with care, residential care and nursing homes, and supported homes or homes with support.
Tenure	The status describing how people occupy their homes. The most common forms are owning and renting.
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.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Tree Canopy Cover	The layer of leaves, branches, and tree stems that cover the ground when viewed from above.
Use Classes	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. For example, an office would be use class E(g)(i) but a shop for the display and retail sale of goods, other than for hot food would be in use class E(a). A 'change of use' can occur within the same Use Class or from one Use Class to another.
Urban Greening Factor	A planning tool, produced by Natural England, used to improve the provision of Green Infrastructure (GI) particularly in urban areas. It is used to increase urban greening and contribute to Biodiversity Net Gain.

Wildlife Corridor	A specific designation to Milton Keynes that represent linear pathways of habitats that encourage movement of plants and animals between other important habitats. These are treated in the same way as Local Wildlife Sites in Milton Keynes.
Woodland	Land under stands of trees, or with the potential to achieve tree crown cover of more than 20 per cent