

TERM	ACRONYM (where appropriate)	DESCRIPTION
5 year supply		Technical Advice Note (TAN) 1 states that Local Planning Authorities must ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing. This land supply must inform the strategy contained in the development plan.
A1, A2 and A3 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. A1 refers to establishments categorised as shops, A2 are establishments categorised as Financial and professional services and A3 are categorised in Wales as restaurants, cafés, drinking establishments and hot food takeaways.
Adoption		The final confirmation of a development plan status by a local planning authority (LPA). All previous structure, local, unitary development plans and interim planning policies are then superseded.
Affordable housing (In accordance with the definition of TAN 2)		<p>Housing provided to those whose needs are not met by the open market.</p> <p>Affordable housing should:</p> <ul style="list-style-type: none"> • meet the needs of eligible households, including availability at low enough cost for them to afford, determined with regard to local incomes and local house prices; and • include provision for the home to remain affordable for future eligible households. <p>This term breaks down into two sub-categories:</p> <ul style="list-style-type: none"> • social rented housing - provided by local authorities and registered social landlords where rent levels have regard to the Welsh Government's guideline rents and benchmark rents; and • intermediate housing - where prices or rents are above those of social rented housing but below market housing prices or rents. <p>A planning mechanism e.g. a Section 106 agreement, is used to control the price and occupancy of the houses.</p>
Affordable Housing for Local Need (In Local, Coastal,		The Affordable Housing element will be consistent with the definition of 'Affordable Housing (in accordance with the definition in TAN 2)' which is in this glossary of terms.

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Rural Villages or Clusters)		<p>Local Need in a Local, Coastal or Rural Village people in need of an affordable house who have resided within the Village or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past.</p> <p>Local Need in Clusters people in need of an affordable house who have resided within the Cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past.</p> <p>This is to ensure that growth in these settlements will not draw people with no connection to the settlement out of Service Centres / Villages.</p>
Affordable Housing Viability Study		A study that identifies the level of affordable housing that is viable to be provided on open market housing sites within different Housing Price Areas in the plan Area.
After-Use		The land-use to which former mineral or waste sites are returned.
Aggregates		Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Aggregates Safeguarding		The protection of aggregate resources from unnecessary sterilisation by other types of development.
Anglesey Energy Island Programme		The Anglesey Energy Island Programme is a collective effort between several stakeholders within the public and private sector working in partnership to put Anglesey at the forefront of energy research and development, production and servicing, in order bring significant economic rewards.
Annual Monitoring Report	AMR	A report submitted to the Welsh Government by the local planning authorities which assess the effectiveness of the Plan against a series of indicators and targets.
Appropriate Assessment	AA	A more detailed assessment that needs to be carried out if the Habitat Regulations Assessment Screening Report finds that there is likelihood that the Plan will have a significant effect on an international site, alone or in-combination with other plans or projects.

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B1, B2 and B8 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. B1 refers to establishments categorised as 'business', B2 are establishments categorised as 'general industry' and B8 refers to establishments categorised as 'storage or distribution'.
Baseline		A description of the present state of the area against which to measure change.
Biodiversity		A term used to describe the variety of life on Earth, including the wide variety of ecosystems and living organisms, animals, plants, their habitats and their genes.
Bond		A security payment to ensure that any maintenance or restoration of a site is secured.
Borrow Pits		Temporary mineral workings developed to supply a particular construction project.
Brownfield land/sites		Land which is, or was, previously occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure. This includes the curtilage of development, defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made.
Bulky Goods		A category of consumer goods that are of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
C2 and C3 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. C2 refers to establishments categorised as Residential Institutions and C3 are categorised as Dwelling Houses.
Cadw		The Welsh Government's historic environment service working for an accessible and well-protected historic environment.
Candidate Sites		The Local Development Plan Manual (Welsh Government 2006) recommends that local planning authorities engage with developers and landowners at the evidence gathering stage of the Plan process to obtain information about potential development sites that may be included in the plan. Accordingly, in October 2011, the Councils formally invited developers, landowners, agents, Council departments and others with an interest in land to submit sites they wished to be considered for development or reuse through the Plan, for a

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		range of uses, including housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space and other community uses.
Caravans: Static Caravan		A caravan that can only be moved by an articulated vehicle.
Caravans: Touring Caravan		A caravan that can be towed by a motor vehicle.
Chalet		A one storey semi-permanent construction which is still moveable. A chalet will be classed as a single unit if it can only be occupied by one person/family in a single instance despite having two axles.
Change of Use		A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'use class' to another.
Climate change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Clusters		Settlements with at least 10 housing units in a group that is sufficiently tightly placed to be easily defined and with links to settlements higher up in the settlement hierarchy.
Coastal Change Management Area		A defined area where the accepted shoreline management plan policy is for 'no active intervention' or 'managed realignment' during the Plan period.
Commitments (Land Bank) (Housing)		The amount of units with current planning consent for housing (units in the process of being built or units that have not been started). This figure does not include units that are unlikely to be completed.
Community		People living in a defined geographical area, or who share other interests.
Community Infrastructure Levy	CIL	CIL is a method of securing generalised contributions from developers. The Government legislated for CIL in the 2008 Planning Act. Implementing Regulations followed, and CIL came into force in England and Wales on 6 April 2010.

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Community Land Trust		Is a not-for-profit, community organisation run by local people to develop housing and other assets at permanently affordable levels for long-term community benefit. It is a constituted, legal entity with the ability to hold and manage assets, and is defined in law.
Comparison Goods		Goods for sale which are not short-lived, often available in a range of sizes, styles, colours or quality, including furniture, carpets, television, etc.
Compensation		Providing for the equivalent of what has been lost. In biodiversity, compensation may be bigger or more than the actual original habitat due to the time delay, often years, for the compensation habitat to reach the size/quality of the original habitat.
Completed housing units		Total of all completed residential units since the Plan's base date (1/4/11). These units contribute to the housing need noted in the Plan; however, planning permission was granted for them based on previous development plans.
Conservation Area		Area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Conservation Area Character Appraisals		A published document defining the special architectural or historic interest that notes the reasoning for the area being designated.
Consultation		Formal process where comments are invited on a particular topic or set of topics, or a draft document.
Convenience Goods		Consumer goods which are bought frequently, quickly and with a minimum of emotional involvement; the category includes goods such as sweets, cigarettes, prescription drugs, magazines, and most grocery products.
Conversion		Generally means the physical work necessary to change of use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.
Cultural Heritage		Relates to both the physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present for the benefit of future generations.

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D1 and D2 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. D1 refers to establishments categorised as Non-residential institutes and D2 are establishments categorised as Assembly and Leisure.
Delivery Agreement	DA	A document comprising the local planning authorities' timetable for the preparation of the Plan together with its Community Involvement Strategy, submitted to the Welsh Government for agreement.
Development		Development, as it is defined in planning law is the carrying out of building, engineering, mining or other operations in, on, over or under land. (Section 55 of the 1990 Planning Act as amended).
Elderly Mentally Infirm		Is an umbrella term to help classify a range of illnesses mainly affecting the elderly.
Employment land/site		Land used for employment purposes by one or more of the following: offices, manufacturing, research and development, storage and distribution.
Enhancements		Biodiversity enhancements are an improvement to a habitat/species population over and above what is already there. This could be through increasing/restoring habitats or increasing/improving opportunities for species.
Enterprise Zone		A specially designated area within which businesses are granted numerous advantages and incentives such as income tax credits, equipment tax refunds and property tax credits. At its core, the enterprise zone is a means to targeting a specific geographical area for economic revitalisation. Creating an enterprise zone encourages investment and promotes economic growth in that area.

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European Directive		A legislative act of the European Union which requires member states to achieve a particular outcome/target.
European/ International Sites		Any site that has been designated as a site of international nature conservation importance either as a Special Protection Area (SPA), a Special Area of Conservation (SAC) or a Ramsar Site.
Exception Site		Small scale sites either within or immediately adjacent to the development boundary which provides 100% affordable housing. Enabled exception sites will have the minimum amount of open market housing to make the proposal viable.
Extra Care Homes		Similar to sheltered housing, offering independent living but with the benefit of on-site care provision.
Geodiversity		The range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure.
Green / Blue Infrastructure		A green/ blue infrastructure can be defined as an interconnected network of land and water features that support native species, maintains natural ecological processes, prevents flooding, sustains air and water resources, and contributes to the health and quality of life of local communities.
Greenfield Sites		Land which hasn't previously been developed, usually including farmland, grassland and moorland.
Gypsies and Travellers		<p>a. persons of a nomadic habit of life, whatever their race or origin, including</p> <p>(i) persons who, on grounds only of their own or their family's or dependent's educational or health needs or old age, have ceased to travel temporarily or permanently, and</p> <p>(ii) members of an organised group of travelling show people or circus people (whether or not travelling together as such), and</p> <p>b. all other persons with a cultural tradition of nomadism or of living in a mobile home.</p>

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Habitats Regulation Assessment	HRA	A HRA is a requirement of European Directive 92/43/EEC which assesses the potential effects a Local Development Plan may have on one or more European sites (Natura 2000 sites). The assessment should conclude whether or not a proposal or policy in a Plan would adversely affect the integrity of the site in question.
Heritage Assets		Encompasses structures and open spaces considered to be of special historic, archaeological, architectural or artistic interest (Listed Buildings, Historic Parks and Gardens and Scheduled Ancient Monuments) along with World Heritage Sites.
Historic Landscape		Landscapes of national historic value and importance which have been included on Cadw/ Natural Resource Wales (NRW)/ ICOMOS Register of Landscape of Historic Interest in Wales. In two volumes, it identifies 58 landscapes of outstanding or special historic interest, which are considered to be the best examples of different types of historic landscapes in Wales.
Historic Parks and Gardens		These are parks and gardens which are thought to be of national importance and have been included on the Cadw/ Natural Resource Wales/ ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. The Register was compiled in order to aid the informed conservation of historic parks and gardens by owners, local planning authorities, developers, statutory bodies and all concerned with them. It is non-statutory and has been issued in six volumes.
Houses in Multiple Occupation	HMO	Planning legislation defines neither multiple occupation nor HMOs, as such, but relies on both the concept of a “single household” and “family” in making distinctions for land-use purposes.
Housing Land Availability		The total amount of land reserved for residential use awaiting development
Housing Market Areas		The North West Wales Local Housing Market Assessment identified housing market areas within the sub-region based upon travel to work areas and local knowledge to be able to understand the levels of demand and need within these areas.

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Housing Needs Study		A survey of a particular area or settlement to support a reasonable mix and balance of house types and sizes so as to cater for a range of housing needs within the locality.
Housing Price Areas		Different house price areas within the plan area identified in the Affordable Housing Viability Study.
ICOMOS		International Council on Monuments and Sites.
Infrastructure		Infrastructure includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas), and distribution networks and telecommunications infrastructure. Soft infrastructure includes ICT and telecommunications.
International / European Sites		Any site which has been designated as one of nature conservation importance, such as, Special Areas for Conservation (SACs), candidate SACs (cSACs), Special Protection Areas (SPA) and Ramsar sites.
Key diagram		The diagrammatic interpretation of the Plan's spatial strategy.
Land Use Planning		The framework for how land is used and developed is largely provided by the planning system. The system aims to secure the most efficient and effective use of land in the public interest, and to ensure that necessary services and facilities are built where they are most needed.
Landbank (Minerals)		A stock of planning permissions (usually relating to non-energy minerals) to provide for continuity of production in spite of fluctuations in demand. Normally expressed in terms of the number of years reserves based on recent rates of supply.
LANDMAP		The national information system, devised by the former Countryside Council for Wales (now Natural Resources Wales), for taking landscape into account in decision-making.
Listed Building		A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures.

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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. 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.
Local Housing Market Assessment	LHMA	A study that identifies evidence about housing need and demand in the area.
Local Market Housing (in accordance with paragraph 9.2.4 Planning Policy Wales)		Housing units either to rent or that are for sale within the defined settlements listed in Policy TAI 5. A planning mechanism, e.g. a planning condition, is used to control the occupancy of a house to households that have a specific local connection but a mechanism is not used to control the price of the house.
Local Nature Reserve		Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Local Planning Authority	LPA	A planning authority responsible for the preparation of the LDP.
Local / Rural / Coastal Villages		There are generally fewer services and facilities offered within them, which means they have less influence. Some Coastal Villages have comparatively more services and facilities, but the existence of a higher proportion of holiday homes or second homes means there is a need to control further change in them.
Local Service Centres		These are recognized as centres for facilities and services meeting the needs of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.

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Low Impact Development		Development associated with lifestyles that, through low environmental impact, either enhance or do not significantly diminish environmental quality and are integrally connected with sustainable land management. This is also known as One Planet Development (see PPW).
Micro-generation		The small-scale production of heat and/or power from low carbon sources.
Mineral Buffer Zone		Areas of protection around permitted and proposed mineral workings where new developments which would be sensitive to adverse impact, including residential areas, hospitals and schools should be resisted.
Mineral resource		A mineral deposit (the basic raw materials of the Earth) that has a value to society and is capable of being extracted economically, or which may be viable in the foreseeable future.
Minerals Safeguarding		The protection of mineral resources from unnecessary sterilisation by other types of development.
Mitigation		Measures to avoid, reduce or offset significant adverse effects.
Mixed use		Developments or proposals comprising more than one land use type on a single site.
Natura 2000		A network of protected areas across the European Union, comprising SACs, SPAs and Ramsar Sites.
Need (in retail terms)		The balance of supply and demand between retailers and consumers. Often expressed as personal expenditure available to support additional shops and/or extensions to existing shops.
Non-shared residential accommodation (see policy TAI 9)		Homes with shared facilities occupied by more than 1 household and more than 2 people who share one or more basic amenities without sharing the management (i.e. paying rent and eating together) of the household.
Nursing Homes		An establishment which provides residential accommodation with health care, especially for elderly people.

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Objective		A statement of what is intended, specifying the desired direction of change in trends.
Open Market Housing (in accordance with the definition of TAN2)		Housing for rent or sale where the price is set by the open market. Such units will meet the housing needs of those within the Plan area who are not eligible to live in affordable housing. A planning mechanism is not used to control the occupancy of the houses.
Out-of-Centre (Retail)		A location that is clearly separate from the primary shopping area of a town centre but not necessarily outside the town centre boundary.
Out-of-Town (Retail)		Land not clearly within the current town centre boundary.
Permitted Development Rights		Certain types of minor changes can be made to your house or business without needing to apply for planning permission.
Phasing		The development of a site in gradual stages over a period of time rather than all at once
Place making		A design process aimed at creating integrated communities that are based upon high quality, distinct, accessible areas, which will help, generate strong a sense of community enabling healthy lifestyles.
Planning agreements or obligations or contributions		Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.
Planning gain		The benefits or safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.

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Planning Inspectorate		An executive agency of the Government responsible for the public examination of the Plan.
Planning Policy Wales	PPW	A document setting out the land use planning policies of the Welsh Government.
Population and household projections		The prediction of future populations based on the present age-sex structure, and with the present rates of fertility, mortality and migration.
Preferred Search Zone		An area of Bangor identified as the preferred area for the location of purpose built student accommodation.
Preferred Strategy		Part of the pre-deposit suite of documents that outlines the Councils' preferred strategy for growth or change.
Previously Developed Land		<p>Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure.</p> <p>The curtilage of the development is included, defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.</p> <p>Excluded from the definition are:</p> <ul style="list-style-type: none"> • land and buildings currently in use for agricultural or forestry purposes; • land in built-up areas which has not been developed previously, for example parks, recreation grounds and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings; • land where the remains of any structure or activity have blended into the landscape overtime so that they can reasonably be considered part of the natural surroundings; • previously developed land the nature conservation value of which could outweigh there-use of the site; and • previously developed land subsequently put to an amenity use. <p>(PPW, Edition 9, November 2016, Figure 4.4)</p>

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Primary Shopping Area		An area within the defined town centre where retailing and the number of shops is most concentrated.
Proposals Map		Part of the Local Development Plan showing the location of proposals on an Ordnance Survey base map.
Protected species		Plants and animal species afforded protection under certain Acts and Regulations.
Ramsar Sites		Sites designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
Reclamation (in terms of mineral operations)		Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use. It includes restoration, aftercare, soil handling, filling and contouring operations.
Recycling		The recovery of materials from the waste stream for re-use or conversion into other products.
Regionally Important Geodiversity Sites	RIGS	A non-statutory regionally important geological or geomorphological site (basically relating to rocks, the Earth's structure and landform).
Registered Social Landlord		Independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis. Any trading surplus is used to maintain existing homes and to help finance new ones.
Representation		Comments in support of, or in opposition to, the Plan
Residential Care Home		Setting where a number of older people live, usually in single rooms, and have access to on-site care services providing personal care only - help with washing, dressing and giving medication.
Restoration (in terms of minerals operations)		Steps to restore land affected by mineral extraction to a high standard suitable for an agreed after-use and including the carefully managed replacement of subsoil, topsoil or soil-making material.

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Restore/achieve condition (in terms of biodiversity)		To restore a habitat that has significant relics of original habitat back to its former state. Achieving condition requires a habitat to go from poor condition to good.
Rural Enterprise Dwelling		Qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site.
Scheduled Ancient Monuments	SAM	Nationally important monuments, usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Secured by Design		An initiative with the objective of designing 'out' crime during the planning process and can be retrofitted to existing housing stock.
Section 106 Agreement	S106	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Self-contained flat		A separate and self-contained premises constructed or adapted for use for residential purposes.
Serviced Plots		Plots of land that have the required services in place to allow for future development usage.
Service Villages		They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area.

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Shared house (see policy TAI 9)		Can be either a household living as a family or consists of no more than 6 people sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together).
Shoreline Management Plan	SMP	A non-statutory document that sets out strategic guidance designed to assist coastal defence decision making for a defined length of coast over the next 50 years with revisions typically every 5 years.
Single Integrated Plan	SIP	This incorporates the vision and action plan of the Local Services Board for both Counties. The purpose of the Plan is to promote joint working in order to improve economic, social and environmental well-being. It seeks to tackle complex issues that cannot be solved by one organization working alone. The plan has therefore been created in partnership, taking input from partners, service users, communities and residents.
Sites of Special Scientific Interest	SSSI	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features
Slippage Allowance		To allow for an element of choice, a lower than anticipated number of units on allocated sites or a delay in certain sites being implemented within the plan period a slippage allowance of 10% has been included in relation to the overall housing figure.
Soundness		To be considered sound, a Local Development Plan must be justified (founded on robust and credible evidence and be the most appropriate strategy) and effective (deliverable, flexible and able to be monitored). There are three tests of soundness set out in guidance issued by the Welsh Government and the Planning Inspectorate against which the Plan will be assessed.
Spatial		A characteristic that relates to a location/area

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Special Areas of Conservation	SAC	A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
Special Landscape Area	SLA	A non-statutory conservation designation used by local authorities in some parts of the United Kingdom to categorise sensitive landscapes which are, either legally or as a matter of policy, protected from inappropriate development or other man-made influences.
Special Protection Areas	SPA	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
Specialist Care Accommodation		Accommodation which provides care for those with high support needs in a particular sector e.g. dementia.
Stakeholders		Any individual or group with a vested interest in the outcome of the Plan.
Strategic Environmental Assessment	SEA	Generic term used to describe environmental assessment as applied to policies, plans and programmes. The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use."
Strategic Search Area	SSA	An area that has been identified at a strategic level by TAN 8: Planning for Renewable Energy (2005) as having the general characteristics that lend it to the accommodation of large wind farms.
Sub-Regional Centre		It plays a cross-boundary and local role in terms of employment, education, health and leisure opportunities. It is a retail centre not only for its own population but also for a wider area.
Sui-Generis		A term given to the use of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

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Supplementary Planning Guidance	SPG	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.
Sustainable Development		Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Transport		This usually means walking, cycling and the use of public transport (and car sharing in some circumstances), which are assumed to be less damaging to the environment and result in less traffic congestion compared to a individual traveling by car.
Sustainable Urban Drainage System	SUDS	A drainage system developed in line with sustainable development principles that take account of quantity, quality and amenity.
Sustainability Appraisal	SA	A tool for appraising policies and proposals to ensure they reflect sustainability development objects (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the Act to undertake an SA of the Plan. This form of SA fully incorporates the requirements of the SEA Directive. The term used in the Plan includes Strategic Environmental Assessment, unless otherwise made clear.
Tai Teg		Tai Teg is a register of people in Gwynedd and Ynys Môn interested in homeownership who cannot currently afford to buy outright on the open market.
Technical Advice Notes	TANs	Documents produced by the Welsh Government to supplement Planning Policy Wales, which give detailed technical guidance to Local Planning Authorities on particular planning issues. They should be taken into account by LPAs in the development plan preparation process and deliberation of planning applications.
Test of Soundness		Concept against which the Plan is examined under Section 64(5)(b) of the 2004 Act.
Town Centres		Includes the core within a range of different-sized shopping and commercial centres.

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Transport Implementation Strategy	TIS	Required by TAN 18 'Transport' (2007) as part of the transport assessment process providing the information necessary to assess the suitability of an application in terms of travel demand and impact. The TIS should set objectives and targets relating to managing travel demand for the development and set out the infrastructure, demand management measures and financial contributions necessary to achieve them. The TIS should set a framework for monitoring the objectives and targets, including the future modal split of transport to development sites.
Travel Plan		A travel plan is a package of actions designed by a workplace, school or other organisation to encourage safe, healthy and sustainable travel options. By reducing car travel, Travel Plans can improve health and wellbeing, free up car parking space, and make a positive contribution to the community and the environment.
Unacceptable harm		Where the harm from a proposed development on specific matters (e.g. visual amenity, landscape character, cumulative impact etc). are at an unacceptable level that cannot be mitigated to an acceptable level to allow for the proposal to be supported.
UNESCO		United Nations Education, Scientific and Cultural Organisation.
Urban Capacity Study		This study establishes the capacity within the Sub-regional Centre and the Urban and Local Service Centres that have been identified within the Plan, to provide new residential units. It contributes to establishing the potential for additional housing development within these Centres.
Urban Service Centres		These have a sub-county role in terms of providing a wide range of services and facilities for their own population and parts of the counties. Some, i.e. Llangefni and Caernarfon also have an administrative function for their counties.
Use Classes Order		The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class, but may be required for change of use from one use class to another.

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Utilities		Public services: gas, electricity, water, sewerage, telephones.
Vacancy rates		<p>The relationship between households and dwellings are modelled using 'vacancy rates', which come from the 2011 Census. The rate of vacancies includes second homes and holiday homes. The vacancy rate is calculated by dividing the number of places in occupied households (table KS401) with the total number of houses (QS418). In the case of part of the Plan area that is within the Gwynedd Planning Authority, it was necessary to exclude parts of Gwynedd county that are, inside the Snowdonia National Park. The total statistics for the Census Output Areas that are not within the SNP were used.</p> <p>Empty spaces in households and households that are used as second homes are described in the Census as 'places in households without regular residents'. Because there are many holiday homes and second homes in Anglesey and Gwynedd, the vacancy rates are higher than places that have fewer households of this type.</p>
Vision		An agreed statement of the overall aims of the Plan.
Wales Spatial Plan	WSP	A plan prepared and approved by the Welsh Government under S60 of the Planning and Compulsory Purchase Act (2004), which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62 (5) (b) of the Act a local planning authority must have regard to the WSP in preparing a Local Development Plan.
Waste		Waste is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.
Welsh Index of Multiple Deprivation	WIMD	The official measure of deprivation in small areas in Wales. It is a relative measure of concentrations of deprivation at the small area level. It looks at issues such as income, housing, employment, access to services, health, environment, education and community safety.

TERM	ACRONYM (where appropriate)	DESCRIPTION
Windfall Site		A site not specifically allocated for development in the Plan, but which becomes available for development during the lifetime of the Plan. Most "windfalls" are referred to in a housing context.
World Heritage Site	WHS	A site (such as a forest, mountain, lake, desert, monument, building, complex, or city) that is on the list maintained by the international World Heritage Programme administered by the UNESCO World Heritage Committee. The programme catalogues names, and conserves sites of outstanding cultural or natural importance to the common heritage of humanity.