

Appendix – C – Glossary

Subject	Explanation
Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.
Affordable rented housing	Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
Built Up Area Boundary (BuAB)	Built-up area boundaries are used to identify the areas within which development may be appropriate, including infilling, redevelopment and conversion of buildings but they do not necessarily cover all existing developed areas. Development outside built-up area boundaries is strictly controlled and normally limited to uses which are suitable for a location in the

	countryside and have a demonstrable need for such a location. This may include uses that are necessary to sustain the countryside as a varied and productive area, such as some farm diversification schemes. Simplistically planning applications within the BuAB are deemed allowable and have to justifiably be refused.
Code for Sustainable Homes	The Code for Sustainable Homes is the national standard for the sustainable design and construction of new homes. It is an environmental assessment method for rating and certifying the performance of new homes, and it is possible to secure a CSH rating of between zero and six, with six being the most sustainable.
Community Action Policy/ Objective (CAP)	A policy or objective developed for the benefit of the community within the Neighbourhood Plan
Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.
Consultation Plan	A Consultation Plan accompanying the

	Lympstone Neighbourhood Plan is required by the Localism Act. The Consultation Plan must set out what consultation was undertaken and how this informed the Neighbourhood Plan.
Core Strategy	A Development Plan Document setting out long-term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the local authority area as a whole.
Curtilage	The area of land, usually enclosed, immediately surrounding a home.
Delivery Strategy	A document accompanying the Lympstone Neighbourhood Plan that sets out a strategy for delivering and monitoring: (i) the policies within the Lympstone Neighbourhood Plan; and (ii) the infrastructure and initiatives associated with development within the Plan area. It is a 'live' document that will be updated throughout the Plan Period.
Design and Access Statement (DAS)	A report accompanying and supporting a planning application. Required for many types of planning application – both full and outline – but there are some exemptions. They are not required for householder applications. Design and access statements are documents that explain the design thinking behind a planning application.
Design Brief	Design Briefs are required for all allocated residential sites in the Lympstone

	Neighbourhood Plan. Design Briefs are documents that provide clear guidance for the detailed design of new development.
Development Management Policy/Objective (DMP)	An objective developed specifically for the Lympstone Neighbourhood Plan through consultation with local people.
Development Plan Document (DPD)	A type of Local Development Document which carries significant weight in the development control process. Development Plan Documents are spatial planning documents which are subject to independent examination.
Development Plan	A plan comprising the Development Plan Documents contained within the Local Development Framework. This includes adopted Local Plans and neighbourhood plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.
Dwelling mix	The mix of different types of homes provided on a site. May typically include a range of types from, say, 2 bedroom houses up to larger 4 and 5 bedroom houses.
EDDC	East Devon District Council
Evidence Base	The researched, documented, analysed and verified basis for preparing the Lympstone Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by EDDC as part of the process of developing its Core Strategy.
Evidence Base Summary	A document produced as part of the process of developing the Lympstone

	Neighbourhood Plan. It supports the Plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made as to where new development should be located in Lympstone.
Examination	An independent review of the Neighbourhood Plan carried out in public by an Independent Examiner.
Flood Plain / Flood Risk Zones	Areas identified by the Environment Agency, marking areas as high (zone 3), low to medium (zone 2), or little or no risk (zone 1).
Green Corridors	Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together, and often provide pleasant walks for the public away from main roads.
Green Infrastructure	The network of accessible, multi-functional green and open spaces.
Green Living Plan	The Green Living Plan is a new initiative set out in the Lympstone Neighbourhood Plan that will bring together new and existing projects and initiatives to provide a co-ordinated approach to sustainable living in Lympstone.
Gross density	The number of dwellings per hectare when the calculation of the site area includes the entire site area.
Habitats Regulations	The European Union Habitats Directive aims to protect the wild plants, animals and habitats that make up our diverse natural

	environment. The directive created a network of protected areas around the European Union of national and international importance. They are called Natura 2000 sites. If development is likely to affect a Natura 2000 site, an assessment under the Habitats Regulations is required.
Independent Examiner	Anyone with appropriate qualifications and skills who meet certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.
Infrastructure	All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals and so on.
Intermediate Affordable Housing	Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
Listed buildings	Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and protection and maintenance are the subject of special legislation. Listed building consent is required before any works are carried out

	on a listed building.
Local destination	A place that local people need or want to get to on a regular basis. Examples include schools, places of worship and GP surgeries.
Local Development Document	An individual component or document of the Local Development Framework.
Local Development Framework (LDF)	The portfolio of Local Development Documents
The Localism Act	An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up ‘Neighbourhood Development Plans’ for their local area.
LPC	Lympstone Parish Council
Market housing	Housing for sale or for rent where prices are set in the open market.
Mixed use	Developments where more than one use is constructed. Uses may be mixed within the same building (e.g. offices above shops) or may be mixed across the site (e.g. houses next to shops and community facilities)
National Planning Policy Framework (NPPF)	The National Planning Policy Framework was published by the government in March 2012. It sets out the Government’s planning policies for England and how these are expected to be applied.
Neighbourhood	The area to which the Neighbourhood Plan relates – in our case it is the Parish of Lympstone
Neighbourhood Plan (NP)	The full title in the Localism Act is ‘Neighbourhood Development Plan’ but

	this is commonly shortened to ‘Neighbourhood Plan’. It is a plan document for defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of applications.
Net density	The number of dwellings per hectare when the calculation of the site area excludes features such as open spaces for the benefit of the wider community, significant landscape buffers and major access roads.
Parish Plan	The Lympstone Parish Plan – completed in 2010. This will be superseded by the Lympstone Neighbourhood Plan
Plan Period	The period for which the Lympstone Neighbourhood Plan will set policy for Lympstone. This will be from adoption of the Plan (anticipated in early 2013) until 2027. The lifetime of the Plan may be extended beyond 2027 by agreement between Lympstone Parish Council and EDDC.
Publicly Accessible Open Space	Open space that is open to the public and is normally owned and managed by a private owner.
Public Open Space	Open space that is open to the public and is normally owned and managed by a public organisation such as Lympstone Parish Council or East Devon District Council.
Referendum	A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of

	the Lympstone Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan.
Registered Social Landlord	Independent housing organisations registered with the Tennant Services Authority under the Housing Act 1996.
Social Rented Housing	Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
Sustainability Appraisal (SA)	A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents and was required for the Lympstone Neighbourhood Plan. See also SEA Directive.
Strategic Environmental Assessment (SEA)	Assessments made compulsory by a European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisal of Development Plan Documents and Neighbourhood Plans where required.
Sustainable Urban Drainage Systems (SUDS)	A drainage system that controls the rate and quantity of run-off of surface water from developments. It replaces the conventional practice of routing run-off through a pipe to a watercourse, which can

	cause problems with flooding. SUDS minimises run-off by putting surface water back into the ground on site through measures such as permeable paving, underground infiltration blankets and drainage swales (similar to traditional ditches). Where surface water must still be take off-site (because, for example, the site is underlain by clay that reduces the permeability of the ground), features to slow down the rate of run-off are used – these may include ponds or underground storage tanks to store water, and oversized pipes.
Sustrans	A charity whose aim is to enable people to travel by foot, bike or public transport for more of the journeys made every day. Sustrans are responsible for the National Cycle Network.
Topic or Focus Group	A group formed around a specific topic (such as housing) from the community to discuss the issues facing the parish.
Windfall Sites	Sites not allocated for development in the Lympstone Neighbourhood Plan that unexpectedly comes forward for development.
Working Party	A group of people representing the Parish Council, residents, community groups and businesses that informed the early work on the Lympstone Neighbourhood Plan.

