

Glossary

Affordable housing	<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, or is at least 20% below local market rents; (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme; 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.</p> <p>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. Income restrictions should be used to limit a household’s eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London)</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 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.</p>
Air Quality Management Area	An area designated by the council that is not meeting national air quality objectives.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The variety of life on Earth.
Brownfield land	Land that has been previously developed, but not including land that is or has been occupied by agricultural or forestry buildings, land that has been restored or returned to farmland or a natural state where the remains of any structures have

	blended into the landscape in the process of time, land in built-up areas used as private residential gardens, opens space of public value.
Built tourist accommodation	Permanent tourist accommodation such as hotels, guesthouses, B&Bs and holiday lets (homes restricted to holiday use). This does not include more temporary and mobile units such as chalets and caravans (even though these may remain in situ for many years) and second homes.
Caravan and camping sites	Sites which primarily provide accommodation in temporary and mobile units such as chalets, static caravans, pitches for touring caravans, cabins, tents or yurts.
Coastal Change Management Area	An area likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).
Convenience / Comparison shopping	Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery. Comparison retailing is the provision of items not obtained on a frequent basis, including clothing, footwear, household and recreational goods.
Community Infrastructure Levy	A levy allowing the Councils to raise funds from owners or developers of land undertaking new building projects in the area.
Development plan	Defined in section 38 of the Planning and Compulsory Purchase Act 2004 to include adopted Local Plans and neighbourhood development plans. It no longer includes regional strategies or county structure plans.
Employment	For the purposes of this plan employment includes development in the B Use Classes such as offices, workshops and industrial premises, storage and distribution warehouses and sui generis uses commonly found on industrial estates. It also applies to non B class development which provides direct, on-going local employment opportunities such as tourism and retail. It does not apply to development that indirectly benefits the local economy (such as housing), and businesses such as farming and tourist accommodation providers, which are covered in other policies of the plan.
Employment sites	Land or premises that are presently in an employment use, or previously in an employment use if now vacant.
Environmental Impact Assessment	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Green infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitat	The place in which a species of animal or plant lives, providing a particular set of environmental conditions. Often used in a wider sense, referring to major assemblages or communities of plants and animals found together.
Heritage asset	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. They are likely to hold evidence of the substance and evolution of places, and of the people and cultures that made them. Designated heritage

	assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas designated under the relevant legislation.
Heritage Coast	Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.
Housing Delivery Test	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every November.
In harmony	Forming a pleasing whole, and being sensitive to its surrounds
Live/work development	A property that is specifically designed for dual use - a combination of residential and employment space. It often requires a mixture of residential and business rates. Though live/work and home-working are closely related there are differences. A home-working property will have been designed primarily for residential use. A live/work property will often allow for a much higher intensity of work use.
Local Enterprise Partnership	A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.
Local Nature Partnership	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. The local plan can consist of both strategic and local policies.
Local planning authority	The public authority whose duty it is to carry out specific planning functions for a particular area.
Low carbon and renewable energy	Energy for heating and cooling as well as generating electricity, provided through renewable sources that occur naturally and repeatedly in the environment (eg wind, water, solar, biomass and geothermal heat) or through low carbon technologies which generate significantly less carbon emissions than compared to conventional use of fossil fuels.
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, 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).
Nationally or internationally designated wildlife sites	All sites of national, European and international importance are Sites of Special Scientific Interest (SSSIs, notified by Natural England under the Wildlife & Countryside Act 1981 for their special scientific interest). They will include Ramsar sites (designated under the Ramsar Convention on the Conservation of Wetlands of International Importance), Special Areas of Conservation (SACs, designated under EC Directive 92/43 on the conservation of natural habitats and

	wild fauna and flora), and National Nature Reserves (NNRs, designated by Natural England). Candidate sites are also included.
Nature Improvement Area	Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.
Neighbourhood development plan	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area.
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.
Open market housing	Homes available for sale on the open market without restriction.
Original building	A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
Planning condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
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 arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
Protected species	Species specially protected by the law, primarily under Schedules 1 (birds), 5 (amphibians, reptiles & mammals), and 8 (plants) of the Wildlife and Countryside Act 1981.
Primary and secondary frontages	Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.
Residential care accommodation	Refers to care homes and other forms of supported housing such as close care schemes, extra care schemes, and continuing care retirement communities. These are normally classed as residential institutions (under Class C2 of the Town & country Planning (Use Classes) Order 1987) or sui generis and will have on-site care services (ranging from help with washing, dressing and giving medication, to having a qualified nurse on duty twenty-four hours a day), and the occupants will normally be dependant on this care and less mobile than occupiers of sheltered accommodation. Sheltered or similar age-restricted housing schemes for older persons fall within the same use class as dwelling houses (Class C3 of the Town & country Planning (Use Classes) Order 1987) and are not considered to be care accommodation.
Retail development	Includes those uses described as "A1" by the Use Classes Order - development for the retail sale of goods to the public. It can be sub divided into two categories: convenience shopping and comparison shopping. Convenience retailing is the

	provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery. Comparison retailing is the provision of items not obtained on a frequent basis, including clothing, footwear, household and recreational goods. Retail development is a main town centre use.
Retail (Sequential Approach)	<p>The sequential test means wherever possible seeking to focus new development within, or failing that, on well located sites on the edge of, existing centres.</p> <p>a) In Centre For retail development this is defined as the primary shopping area and for other main town centre uses a location within the town centre boundary.</p> <p>b) Primary shopping area Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).</p> <p>c) Town centre boundary Defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area.</p> <p>d) Edge of centre For retail purposes, a location that is well connected and up to 300 metres of 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 will also be taken of local circumstances.</p> <p>e) Out of centre A location which is not in or on the edge of a centre but not necessarily outside the urban area.</p> <p>f) Out of town A location out of centre that is outside the existing urban area.</p>
Scheduled Monument	Scheduling refers to the legal system for protecting nationally important monuments and archaeological remains in England. Scheduled monuments are added to the 'Schedule' (the list of legally-protected monuments) by the Secretary of State for Culture, Media and Sport, who is advised by English Heritage. Not all scheduled monuments are ancient. Some contain standing buildings or ruins, others have no visible remains above ground.
Setting	The surroundings of a heritage asset that make a positive (or negative) contribution to its significance, or may affect the ability to appreciate that significance. The extent of the setting may change as the asset and its surroundings evolve.
Shoreline Management Plan	A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.
Significance	The value of an asset (environmental, economic and social) to this and future generations because of its special interest. That interest may, for example, be archaeological, architectural, artistic or historic.
Site of Nature Conservation Interest (SNCI)	Sites selected for their habitat or species interest. In Dorset these sites are selected by an SNCI Panel with representatives of Dorset Wildlife Trust, Dorset Environmental Records Centre, Natural England and Dorset County Council.
Sui Generis	Uses that do not fall within any use class
Supplementary	Documents which add further detail to the policies in the Local Plan. They can be

planning documents	used to provide further guidance for development on specific sites, or on particular issues, such as design. They are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainable development	Can be described as 'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'. It is about supporting growth and innovation for jobs and prosperity, creating a high quality built environment with accessible local services and the home to meet current and future needs, whilst protecting and enhancing our environment, using natural resources wisely and minimizing waste and pollution.
Tourism	All activities of visitors, including overnight visitors and same-day visitors, visits for business purposes as well as for holidays and recreation.
Town centres	<p>Area defined on the policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.</p> <p>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.</p> <p>a) Town centres are the principle centres within an area. In rural areas they can often be found within market or coastal towns. They function as important service centres, providing a range of facilities and services for extensive rural catchments.</p> <p>b) District centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks and restaurants, as well as local public facilities such as a library.</p> <p>c) Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub post office and a pharmacy. Other facilities could include a hot food takeaway and launderette. Large villages may perform the role of a local centre.</p> <p>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.</p>
Transport assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development. A more simplified version may be acceptable where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Travel plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Use class	The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. In many cases involving similar types of use, a change of use of a building or land does not

	need planning permission. Planning permission is not needed when both the present and proposed uses fall within the same 'class', or if the Town and Country Planning (Use Classes) Order says that a change of class is permitted to another specified class.
Veteran tree	A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.
Wildlife corridor	An area of habitat connecting wildlife populations.
World Heritage Coast	An informal term used to include both the Dorset and East Devon Coast World Heritage Site, and the immediate towns and countryside which provide the education, accommodation and transport facilities that enable people to visit and understand the World Heritage Site.
World Heritage Site	An area considered to be of outstanding universal value, that meets one or more of the four criteria set out by the United Nations Educational, Scientific and Cultural Organisation (UNESCO). In Dorset, the World Heritage Site refers to the Dorset and East Devon Coast World Heritage Site, popularly known as the 'Jurassic Coast', which was designated because it is considered to be an outstanding example representing major stages of the Earth's history, including the record of life, significant ongoing geological processes in the development of landforms, and significant geomorphic or physiographic features.