

Dorset Council Local Plan Consultation 2021-2038 Glossary (key definitions)

Affordable Housing

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:

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).

Starter homes: A new home that only first-time buyers can buy that is sold at a discount of at least 20% of market value with limitations on the letting and subsequent re-sale of the home. The terms first-time buyer, qualifying first-time buyer and the limitations on the letting / re-sale of a starter home are defined in the Finance Act 2003 and Housing and Planning Act 2016. This definition reflects the legal meaning at the time of preparing the Purbeck Local Plan and may change following any introduction of new or changed, secondary legislation.

Discounted market sales housing: 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.

Other affordable routes to home ownership: 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 price 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 for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Age-restricted general market housing

This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.

Area of Outstanding Natural Beauty

An area of land designated for conservation due to its significant landscape value to conserve and enhance its natural beauty. This land is protected under the Countryside Rights of Way (CRoW) Act.

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Gypsies, Travellers and Travelling Showpeople who are excluded from the planning definition

Those people, including their families and dependants, who are not defined as Gypsies, Travellers and Travelling Showpeople according to the definition in 'Planning policy for traveller Sites (2015)' but:

- Culturally identify as Gypsies, Travellers or Travelling Showpeople; and
- Have previously held a nomadic habit of life; and
- Wish to maintain a culturally appropriate and traditional lifestyle as Gypsies, Travellers or Travelling Showpeople.

Extra care housing

This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff. There is often space to socialise. The intention is for residents to benefit from varying levels of care as time progresses.

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.

Habitats Sites

Wildlife sites with the highest level of protection. They include Special Areas of Conservation (SAC) and Special Protection Areas (SPA). The full definition is set out in regulation 8 of the Conservation of Habitats and Species Regulations 2017. NPPF adds that the following should also be given the same protection as habitats sites:

- Potential SPAs and possible SACs
- Listed or proposed Ramsar sites
- Sites identified or required as compensatory measures for adverse effects on any of the above.

Heritage Coast

Areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Historic Parks and Gardens

The Historic Register of Parks and Gardens of Special Historic Interest in England was established in 1983. They include gardens, grounds and other planned open space, ranging from town squares, grounds of private houses to public park and cemeteries, and even the grounds of hospital and pumping stations. The emphasis is on 'design' landscapes, rather than on planting or botanical importance.

Irreplaceable habitat

Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.

Key national policy protecting assets or areas of particular importance

These are set out in Footnote 6 of the NPPF 2019 and includes land covered by one or more of the following:

- Habitats sites (see definition above)
- Sites of Special Scientific Interest (SSSI)
- Green belt land
- Local Green Space
- Area of Outstanding Natural Beauty (AONB)
- National Park
- Heritage Coast
- Irreplaceable habitats
- Designated heritage assets (and archeological sites of equivalent significance)
- Areas at risk of flooding or coastal change

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).

Residential care homes and nursing homes

These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.

Retirement living or sheltered housing

This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Second Home

A privately-owned dwelling that is not occupied by anyone as their principal residence. It may be occupied occasionally, for example as a holiday home or when working away from the household's main home.

Sustainable Drainage Systems (SuDS)

Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as far as possible. The measures for managing the rainwater aim to -

- Reduce the causes & impacts of flooding,
- Remove Pollutants from surface water runoff at source,
- Combine water management with green space with benefits for amenity, recreation and wildlife.

A more extensive list of definitions is available in the National Planning Policy Framework:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810507/NPPF_Feb_2019_print_revised.pdf