

Appendix B: - Glossary of terms

Subject	Definition
Adopted East Devon Local Plan: Local Plan	The plan for the future development of the local area for the period 2013-2031, 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. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan.
AONB	Area of Outstanding Natural Beauty. This is an area of countryside which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance, by Natural England under the Countryside and Rights of Way Act 2000
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD.
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Agricultural Land Grades 1 – 3 (High Value Agricultural Land)	Land in grades 1, 2 and 3a of the Agricultural Land Classification. These grades are required as the best and most versatile agricultural land.
Article 4 direction	A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
Assets of Community Value	The Localism Act 2011 defines an 'Asset of Community Value' as follows "a building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future".
Birds and Habitats Directives	European Directives to conserve natural habitats and wild fauna and flora.
Built Up Area Boundary	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. 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 there has to be justification for them to be refused.

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Climate change Climate change adaptation	Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunity Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions .
Community Action	These are generally non-land use policies and represent aspirations developed for the benefit of the community. They require community action from members of the local community including EBBPC, landowners, community groups and public bodies to achieve.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance
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
Community Infrastructure Levy	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community Land Trust	A community land trust is a non-profit corporation that develops and stewards affordable housing, community gardens, civic buildings, commercial spaces and other community assets on behalf of a community.
Community Orchard	A community orchard is a collection of fruit trees planted in a public space. These orchards are shared resources, not managed for profit. What they have in common is that they are cared for by a community of people.
Community Right to Build	The Localism Act also allows for community organisations to bring forward a 'community right to build order' which is a type of neighbourhood development order. This allows certain community organisations to bring forward smaller-scale development on a specific site, without the need for planning permission. Any benefit from this development stays within the community to be used for the community's benefit, for example, to maintain affordable housing stock or to provide and maintain local facilities such as playgrounds and village halls.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battle field or Conservation Area designated under the relevant legislation.
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.

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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.
Devon County Council's Parish Paths Partnership Scheme	The Parish Paths Partnerships Scheme is an initiative to ensure that the entire rights of way network is legally defined, properly maintained and well publicised.
Drainage Impact Assessment/Drainage Impact Strategies	A report provided by the developer or applicant and which identify any drainage issues which may arise from a development. They also identify suitable means of storing and discharging surface water from the proposal without increasing surface water or flood risk elsewhere. The drainage infrastructure of proposed developments should seek to reduce the overall level of flood risk both in the area of the application and beyond.
EBBPC	East Budleigh with Bicton Parish Council
EBB NP	East Budleigh with Bicton Neighbourhood Plan
EDDC	East Devon District Council: - The public authority whose duty it is to carry out specific planning functions for East Devon.
European site	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Evidence Base	The researched, documented, analysed and verified basis for preparing the EBB 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 Adopted Local Plan
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).

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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	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 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.
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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
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.
International, national and locally designated sites of importance for biodiversity/geodiversity	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.
Landscapes Partnership Programme	A programme run by the Heritage Lottery Scheme in local, regional and national organisations work together to make a real difference to landscapes and communities for the long term. They do this by conserving habitats at landscape-scale, promoting joined-up management, reviving long-lost skills, and making a major contribution to work in the UK on implementing the European Landscape Convention.

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Listed Building	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 Green Space designation	Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities
Local Heritage Assets	Local Heritage Assets' are identified by the local planning authority as elements or features which are valued locally but which have not been designated at this national level
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
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 Area	The area to which the Neighbourhood Plan relates – in our case it is the Parishes of East Budleigh and Bicton
Neighbourhood Development Order	An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.
Neighbourhood plans	A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).
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.
Playing field	The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure)(England) Order 2010
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.
Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been

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	developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.
Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels). Renewable Energy can also be gained from waste technologies (including energy from waste incineration, anaerobic digestion, gasification and pyrolysis).
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 EBB Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan
Rural exception sites	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. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral
Special Areas of Conservation(SAC)	Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010
Special Protection Areas (SPAs)	Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.
Site of Special Scientific Interest (SSSIs)	Sites designated by Natural England under the Wildlife and Countryside Act 1981
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. The procedure (set

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	out in the Environmental Assessment of Plans and Programmes Regulations 2004) requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment .
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 EBB Neighbourhood Plan. See also SEA Directive.
Strategic Flood Risk Assessment	A Strategic Flood Risk Assessment is a study carried out by one or more local planning authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the impact that land use changes and development in the area will have on flood risk.
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.
Wildlife corridor	Areas of habitat connecting wildlife populations
Windfall sites	Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.
Working Party	A group of people representing the Parish Council, residents, community groups and businesses that informed the early work on the EBB Neighbourhood Plan.