

Adoption		The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage 'made' for the purposes of a Neighbourhood Plan.
Affordable housing		<p>Social rented, affordable rented and intermediate housing, provided to eligible households whose 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.</p> <p>Social rented housing: is owned by local authorities and private registered providers (as defined by s80 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.</p> <p>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).</p> <p>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.</p> <p>Starter homes: a new building dwelling available for purchase by qualifying first-time buyers only (between the ages of 23 and 39) and sold for at least 20% below the market value. Must be sold for less than the price cap - £250,000 outside Greater London.</p> <p>Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.</p>
Allocation		A piece of land that has had a particular use earmarked via a Neighbourhood Plan or Local Plan. This might be for housing, employment or another use such as open space.
Amenity		A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

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Basic Conditions		Criteria that a Neighbourhood Plan must meet before it can come into force. These are: <ul style="list-style-type: none"> <li>○ They must have appropriate regard to national policy,</li> <li>○ They must contribute to the achievement of sustainable development,</li> <li>○ They must be in general conformity with the strategic policies in the development plan for the local area,</li> <li>○ They must be compatible with EU obligations.</li> </ul>
Biodiversity		The whole variety of life encompassing variations, including plants and animals.
Brownfield		Land that has been previously developed on (excluding agricultural or forestry buildings and residential gardens).
Community Right to Build		These will enable parish councils or community groups to bring forward small scale developments without the need for planning permission. A community group, not just a town or parish council, is able to develop a Community Right to Build Order provided the members meet the relevant criteria.
Conservation Area		An area designated under Section 69 of the Town and Country Planning (Listed Building and Conservation Areas) Act 1990 as being of 'special architectural or historical interest' the character and appearance of which it is desirable to preserve and enhance.
Consultation Statement		A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
Countryside		In terms of the Local Plan, this is land not within Sub-Regional Centres, Main Service Centres or Service Villages.
Developer Contributions		Developer contributions, also known as planning obligations, can be secured via a section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities.
Development Plan Document	DPD	Development Plan Documents are planning policy documents which make up the Local Plan. They help to guide development within a local planning authority area by setting out the detailed planning policies, which planning officers use to make their decisions on planning applications.
Employment land		Land that is used or is proposed to be used for offices, industry and/or storage and distribution – covered by the B Class in the Use Classes Order
Environmental Impact Assessment	EIA	Evaluates the likely environmental impacts of the development, together with an assessment of how these impacts could be reduced.
Evidence base		The information and data gathered by local authorities and other plan makers to inform and support the policy approaches to be set out in a Local Plan or Neighbourhood Plan
Examination		For neighbourhood planning, an independent assessment carried out by an examiner to determine whether your plan meets the Basic Conditions
Exception Test		In certain cases, some types of development in areas of

		higher flood risk may be acceptable if an additional Exception Test is passed.
Flood Hazard		Danger to persons or property from depth of water, debris carried in the flow and/or speed of its flow during a flood
Flood Probability		The likelihood of a given flood occurrence in a calendar year. It is often quoted as a percentage value.
Flood risk		The combination of probability of a particular flood event and its corresponding hazard and is used to refer to the scale of flood effect, combining hazard and probability, upon a particular site.
Flood Zone 1	FZ1	Comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) (low probability).
Flood Zone 2	FZ2	Comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year (medium probability)
Flood Zone 3a	FZ3a	Comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year (high probability)
Flood Zone 3b	FZ3b	Comprises land where water has to flow or be stored in times of flood.
General Permitted Development Order	GPDO	A statutory document that allows development (such as small house extensions) to be undertaken without planning permission.
Greenfield		Land where there has been no previous development.
Green Infrastructure		A network of multi-functional green space and other environmental features, urban and rural, including both established and new sites - which support natural and ecological processes, and are capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats Regulation Assessment	HRA	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation.
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).
Houses in Multiple Occupation	HMO	A building or part of a building that is being occupied as a main residence by three or more unrelated people who share some facilities, such as a bathroom or kitchen
Infrastructure Delivery Plan	IDP	Identifies the physical, social and green infrastructure needed to support the Local Plan policies over the Local Plan period, including when the infrastructure will be required, how much it will cost and how it will be funded
Internal Drainage Board	IDB	A local public authority established in areas of special drainage need in England and Wales, including South Holland. IDBs have permissive powers to manage water levels within their respective drainage districts, undertake works to reduce flood risk to people and

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		property and manage water levels to meet local needs.
Lead Local Flood Authority	LLFA	Lincolnshire County Council is the lead authority responsible for the management of surface water flood risk. They also have a duty to develop a Local Flood Risk Management Strategy outlining how flood risk will be managed locally.
Local Geological Site	LGS	A site designated to protect areas of geological value in the Local Plan area.
Local Nature Reserve	LNR	A site of importance for wildlife, geology, education or public enjoyment, declared by district, borough and county councils.
Local Plan		South Holland District Council (with Boston Borough Council) is developing a Local Plan for South East Lincolnshire. It sets out what type and how much development will occur across the area to 2036. It also provides a suite of policies that help manage development including for design, access and amenity.
Local Wildlife Site	LWS	Non statutory sites of substantive nature conservation interest determined locally according to national, regional and local biodiversity needs.
Main Service Centre		The second tier of the settlement hierarchy identified in the Local Plan: will continue to provide for significant housing, employment and commercial development to support their roles as service centres for surrounding rural areas.
Major Development		10 or more dwellings or has a site area of 0.5 hectares or more, the development is for 1,000 square metres or more of floorspace, or has a site area of 1 hectare or more.
Minor Service Centre		The third tier of the settlement hierarchy identified in the Local Plan: will continue to provide for housing, employment and commercial development to support their sustainable development.
Mixed-use Development		A type of urban development where multiple compatible land uses – such as residential, business, retail or recreational uses - are combined. The uses are physically and functionally integrated with one another within the development. May vary in intensity and scale from a single building to an urban extension.
National Planning Policy Framework	NPPF	Sets out the Government's planning policies for England and how these are expected to be applied.
National Planning Practice Guidance	NPPG	A web-based resource, provides more detailed guidance on the contents of the NPPF.
Neighbourhood Area		This is the area that your Neighbourhood Plan will focus on. For town or parish councils, the designated area is usually the boundary. For other areas this is likely to be a focused area within a settlement.
Neighbourhood Forum		For neighbourhood planning outside a town/parish area a neighbourhood forum of at least 21 people should be set up. It needs to be approved by the Council
Neighbourhood Development Order		Can grant permission for specific developments in a Neighbourhood Area. Where there is an Order in place, there would be no need to apply to the Council for planning permission for the development it covers.
Neighbourhood Plan		Will set out the vision for a neighbourhood area and the planning policies for the use and development of land.

		These policies will be at a local level to support the strategic policies within the emerging Local Plan. Plans should guide development rather than stop it. If adopted, a Neighbourhood Plan will become a statutory plan carrying equal weight with adopted local plan policies.
Other Service Centre and Settlement		The lowest tier of the Local Plan settlement hierarchy: will act as local service centres for the surrounding rural area. Limited new development should support or improve their role as a focus for social and economic activity.
Policy		A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.
Parish Plan		A Parish Plan or community led plan can include planning related issues or they can focus purely on areas other than development. Parish Plans will not have the same legal status in planning terms as a Neighbourhood Plan.
Policies Map		Illustrates the spatial extent of the Council's planning policies and reflects up-to-date planning strategy for the area, which may include separate inset maps for part of an area.
Qualifying Body		Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.
Ramsar sites		Wetlands of international importance, designated under the Ramsar Convention
Referendum		A vote by the eligible population of an electoral area who may decide on a matter of public policy. Neighbourhood Plans and Neighbourhood Development Orders are made by a referendum of the eligible voters within a neighbourhood area.
Registered Provider	RP	Technical name for a body registered with the Housing Corporation. Most affordable housing providers such as Housing Associations are RPs.
Sequential Test		An approach to planning decision making which may require certain sites or locations to have their development potential fully considered before moving on to consider others. The approach could apply to retail development, the use of previously developed land and/or the use of land at risk from flooding.
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.
Site of Special Scientific Interest	SSSI	Designated under the Wildlife and Countryside Act 1981 by Natural England they are a protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features.
Special Area of Conservation	SAC	Designated under the European Union's Habitats Directive to provide increased protection to a variety of wild animals, plants and habitats.
Special Protection Area	SPA	Sites on land, at water or sea classified under the European Community Directive on Wild Birds as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
Strategic Environmental Assessment	SEA	European requirement assesses the significant environmental impacts of plans and programmes.

Strategic Flood Risk Assessment	SFRA	An assessment of the probability of flooding within a particular area, in this case for Boston Borough and South Holland including hazard ratings should this occur.
Strategic Housing Land Availability Assessment	SHLAA	Assesses the suitability, availability and deliverability of land that have been promoted as sites for housing development
Strategic Housing Market Assessment	SHMA	Assessment of the local housing market, which studies the supply and demand of housing, the need for affordable housing and the affordability of the local housing market
Sub-Regional Centre		The first tier of the settlement hierarchy in the Local Plan: where most new significant development is expected to go over the plan period
Supplementary Planning Document	SPD	A documentary which elaborates upon a policy (ies) of the Local Plan to provide additional guidance for a particular topic or type of development.
Sustainability Appraisal	SA	An assessment of the environmental, social, and economic impacts of a Local Plan to check that the plan accords with the principles of sustainable development.
Sustainable Development		An approach to development that aims to allow economic growth without damaging the environment of natural resources thereby development which 'meets the needs of the present without compromising the ability of future generations to meet their own needs.'
Sustainable Drainage System	SuDS	An artificial drainage solution which reduces and slows the quantity and rate of surface water run off from new development, dealing with it as close to the source as possible
Tree Preservation Order	TPO	An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.
Use Classes Order	UCO	The Town and Country Planning (Use Classes) Order 1987 (as amended) defines the categories of use of buildings or land for the purposes of planning legislation. In most cases, planning permission must be obtained to change the use of a building or land to another use class.
Village Design Statement		Contains a description and analysis of the distinctive aspects of a village and outlines design guidance for further development. A Village Design Statement can then be considered in assessing planning applications.
Windfall Site		Sites which have not been identified as available in the Local Plan. They normally comprise previously-developed sites that have unexpectedly become available.