

GLOSSARY

100MBPS

100 Mega-bytes per second: A speed rating for High Speed Broadband connection.

ACCESSIBILITY

The level of ease with which destinations can be reached. The accessibility of a development is affected by a number of factors including its distance from essential opportunities and services (e.g. the distance between a house and the nearest school), the availability and quality of public transport, walking and/or cycling routes to those destinations, and whether the design caters for people with disabilities.

AFFORDABLE HOUSING

Housing provided to eligible households whose needs are not met by the market. Eligibility is determined based on local incomes and local house prices. *See also social rented, affordable rented and intermediate housing.*

AFFORDABLE RENTED HOUSING

Housing that must be rented at no more than 80 per cent of the local market rent (including service charges, where applicable).

AGRICULTURAL DIVERSIFICATION

A farm business widening out its business model to include activities other than agriculture, to provide a long-term sustainable income stream that supplements agricultural income and allows farming of the land to remain viable.

ANCIENT WOODLAND

An area that has been wooded continuously for at least 400 years.

AQUIFERS

An underground reservoir or layer of water-bearing rock, from which water runs out as springs or is pumped out through wells.

ARCHAEOLOGY

Archaeology is the study of the past through the physical remains left by human activity, be they artifacts deliberately created or environmental data produced as a by-product of that activity. This is a very broad discipline and archaeological sites can range from the find spot of a single object to the remains of national and internationally important monuments.

AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

An area of high scenic-quality which has statutory protection in order to conserve and enhance the natural beauty of its landscape. They are different from National Parks because of their more limited opportunities for extensive outdoor recreation.

BIODIVERSITY

The variety of life on Earth – plants, animals and micro-organisms, their habitats and the ecosystems within which they live and interact.

BLUE INFRASTRUCTURE

Networks, or features within a network which relate to water, these include rivers, streams, ponds and lakes. These are typically considered, designed and managed within the definition of GI.

BUILT CHARACTERISATION STUDY

A study of the local character of buildings and streets in the different towns and villages across the National Park.

CARBON FOOTPRINT

The net quantity of carbon dioxide and methane emissions produced by a building or other entity in a certain time period. Includes both direct emissions (e.g. from the operation of on-site heating systems) and indirect emissions (e.g. from the manufacture of the building materials which went into construction).

CARBON SEQUESTRATION

The reduction of carbon dioxide and other greenhouse gases in the atmosphere, for example by planting additional trees which will remove carbon dioxide by photosynthesis.

CARBON STORAGE

The storage of carbon in a form which stops it entering the atmosphere in the form of greenhouse gases. For example, a mature tree may store large amounts of carbon which it has previously captured through photosynthesis.

CHARACTER AREAS

An area of the landscape which has distinct, recognisable and consistent elements.

CHARACTER ZONES

Areas of distinctive character within a conservation area which are sometimes identified within the relevant Conservation Area Appraisal.

CLEAN AND SERVICED LAND

Land free from any contamination which would prejudice the use of the land for affordable housing. Services include electricity, telephone, gas, water, foul and surface water drainage, cable television and other services.

CLIMATE CHANGE

Change in long-term weather patterns over a substantial period of time. The Earth's climate is currently warming, mainly as a result of the effects of human activity on the atmosphere. This affects weather, flood risk, farming and wildlife, among other factors.

COMMUNITY FACILITIES/COMMUNITY INFRASTRUCTURE

Services and facilities used by residents such as health and wellbeing services, sports and leisure uses, cultural and religious institutions, pubs and local shops, education and youth facilities and open space.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Financial contributions from developers to fund infrastructure. This will largely replace section 106 agreements.

COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE

The document which sets out the rates per square metre at which the SDNPA will charge the Community Infrastructure Levy on new development, as well as various other details of the charging system.

COMMUNITY RIGHT TO BID

The registration of a community asset such as a local shop, playing field or pub so that it cannot be sold without the community first being notified. This provides time for a bid to be prepared in order to acquire the asset.

COMMUNITY RIGHT TO BUILD ORDER

Allows communities to bring forward small developments in their area without the need for planning permission. The order is subject to an examination and referendum.

COMMUNITY LAND TRUST

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-LED PLANS/PLANNING

Where a community prepares a plan for development within their community. Examples include Parish Plan, Village Design Statement, Local Landscape Character Assessment or NDP. They can be a material planning consideration while NDPs form part of the statutory development plan.

CONSERVATION AREA(S)

Areas designated for special architectural or historic interest which should be preserved or enhanced.

CONSERVE

To protect something, usually of environmental or cultural importance, from loss or harm. In policy terms, it can include the possibility of positive change.

CRITERIA-BASED POLICIES

Local Plan policies that give a range of criteria, or factors, that need to be met in order for a development to be viewed positively.

CUMULATIVE IMPACTS

Additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments.

DESIGNATED HERITAGE ASSETS

Listed buildings, conservation areas, historic parks and gardens, historic battlefields or scheduled monuments that have been formally designated (given protection).

DESIGNATED PROTECTED AREAS

Areas where residents of shared ownership or shared equity housing do not have the right to buy outright their home. This includes most of the South Downs National Park.

DESIGN REVIEW PANEL (DRP)

An advisory group of qualified professionals who meet monthly to review proposed developments in the National Park and advise the National Park Authority and applicants on design issues.

DEVELOPMENT

For planning purposes, development is defined as the carrying out of building, engineering, mining or other operations in, on, over or under land, or the

making of any material change in the use of any buildings or other land. *The Town and Country Planning Act 1990* also includes a definition of building works and various exclusions from the definition of development.

DEVELOPMENT PLAN

A set of adopted documents which, together, are the main consideration in deciding planning applications. The Development Plan sets out the Local Planning Authority's objectives in relation to the development and use of land in their area, and their general policies for the implementation of those objectives. The Development Plan for the National Park includes the Local Plan, minerals and waste plans and NDPs.

DEVELOPMENT PRESSURE

The cumulative effect of action by the development industry arising from a general market demand for additional development.

DRY VALLEY

A dry valley is a valley cut by water erosion but containing no permanent surface stream, typically one occurring in an area of porous rock such as chalk. While most groundwater emergence will occur in the base of the valley, spring flow may also occur in the valley sides in particularly wet periods.

DUTY TO COOPERATE

The duty to co-operate applies to all local planning authorities, National Park authorities and county councils in England as well as a number of other public bodies including the EA, Highways England and Natural England. It places a requirement on all such bodies to engage constructively and actively on cross boundary matters.

ECOSYSTEM SERVICES

The benefits we get from the natural world or 'ecosystems'. Includes products such as water, food, raw materials, functions such as soil formation, services such as water purification and air quality and health, wellbeing and cultural benefits such as access to the outdoors.

EMPLOYMENT LAND REVIEW (ELR)

A study which assesses the needs for land or floorspace for economic development over the plan period, and the ability of existing and future supply to meet the identified needs.

ENABLING DEVELOPMENT

Development that would be unacceptable in planning terms but for the fact that it would bring public benefits sufficient to justify it being carried out and which could not otherwise be achieved.

EQUESTRIAN

Connected with the riding of horses.

EXTENSIVE URBAN SURVEY

Detailed studies of the historic and archaeological significance of various historic towns and larger villages, with guidelines for future historic buildings management.

FENESTRATION

The collective term for window features.

FIT FOR PURPOSE

In order to be considered fit for purpose the business premises in question need to be of a necessary standard for its intended use as defined by the *UCO*.

FLOOD RISK MANAGEMENT

The analysis, assessment and reduction of flood risk, including for example land management to reduce the likelihood of flooding, avoiding inappropriate development in flood-plains, and flood risk mitigation.

FLOOD RISK MITIGATION

Preparation for floods to reduce the damage they cause, for example through measures to control or redirect floodwater, make properties flood-proof, and ensure people can be safely evacuated.

FLUVIAL FLOODING

Flooding that results from rivers overflowing their banks.

FOCAL POINTS

Important landmarks, prominent building groups or features within conservation areas.

GATEWAYS

Settlements around the South Downs with good bus, ferry or rail links to the wider region and beyond, and bus and cycle links into the National Park.

GENERAL PERMITTED DEVELOPMENT ORDER 2015

A Statutory Instrument that grants planning permission for certain types of development (such development is then referred to as permitted development). Specifies the classes of development for which planning permission is granted, and specifies the exceptions, limitations, and conditions that apply to some of these classes.

GEODIVERSITY

Geodiversity is the variety of rocks, minerals, fossils, soils, landforms and natural processes.

GEOGRAPHIC INFORMATION SYSTEMS (GIS)

A system designed to capture, store, manipulate, analyse, manage, and present all types of geographical data.

GREEN BUSINESS

A business that specialises in producing or selling goods or services which differ significantly from the average goods or services currently available in their market sector in that their production, use and/or disposal (for goods) or the process involved (for services) has a positive or neutral impact on the natural environment.

GREEN INFRASTRUCTURE (GI)

A network of high-quality green and blue spaces and other environmental features. It needs to be planned and delivered at all spatial scales from national to neighbourhood levels. The greatest benefits will be gained when it is designed and managed as a multi-functional resource capable of delivering a wide range of environmental and quality of life benefits (ecosystem services) for local communities. GI includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors, allotments and private gardens.

GREEN INFRASTRUCTURE ASSET

These are the features which form the GI network and include woodlands, fields, open spaces such as parks and gardens, allotments, hedges, lakes, ponds, playing fields, coastal habitats, as well as linear features such as rivers and other watercourses, footpaths and cycleways.

GREEN SPACE

Space that is covered with vegetation, for example grass, trees, wildflowers, vegetables or ornamental plants. May include minor ancillary elements of hard landscaping.

GREY INFRASTRUCTURE (GI)

Infrastructure built using manufactured materials (in contrast to GI), for example water treatment plants, railways or telecommunications cables.

GYPSIES AND TRAVELLERS

For the purposes of the planning system, Gypsies and Travellers are defined as: 'Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such'.

HABITAT

The area or environment in which a species or group of species lives.

HABITAT CONNECTIVITY

The degree to which the landscape facilitates the movement of animals and other organisms. For example, some woodland birds may find it easier to move between two areas of woodland if they are connected by a hedge. In that case, planting such a hedge would improve habitat connectivity.

HABITATS REGULATIONS ASSESSMENT (HRA)

An assessment, in this case of the Local Plan, to determine whether proposals are likely to have a significant effect on protected sites of European importance for nature conservation, and if so what the implications are for those sites in view of their conservation objectives.

HERITAGE ASSETS

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. Includes both designated and undesignated heritage assets (see below).

HERITAGE COAST

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

HISTORIC BATTLEFIELDS

Battlefields included in a national register. This is a non-statutory designation but is a material issue when determining planning applications.

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 RECORDS (HERS)

These provide comprehensive information and evidence about the historic environment in a particular area. They are an essential source of information for managing, caring for and understanding the historic environment. HERs are maintained by local planning authorities and are used for planning and development control, as well as for public benefit and educational use.

HISTORIC PARKS AND GARDENS

Highly-valued designed landscapes that are referenced in a national register of such landscapes. This is a non-statutory designation but is a material issue when determining planning applications.

HOUSING DEMAND

The demand for open-market housing, that is either owner-occupied or private market rented.

HOUSING NEED

Those households that have registered, either through the local housing waiting list or through a housing-need questionnaire, that they are in need of 'affordable' (non-market) housing. There can be additional 'hidden' housing need. These are those households who are in need of a home but have not registered either formally on the housing waiting list or through a housing-need survey.

INFRASTRUCTURE DELIVERY PLAN (IDP)

A list of infrastructure needed to support sustainable growth, as set out in NDPs and the National Park Authority's emerging Local Plan. The IDP will inform future funding decisions through the CIL so it is important to include all necessary infrastructure projects on the IDP list. However, projects identified in the IDP are not guaranteed funding because prioritisation and spending decisions are made by the National Park Authority and parish councils taking into account many other factors.

INTERMEDIATE HOME OWNERSHIP

Homes for sale provided at a cost below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity, shared ownership and equity loans.

INTERNATIONAL DARK SKY RESERVE

Public or private land possessing an exceptional or distinguished quality of starry nights and nocturnal environment, that is specifically protected for its scientific, natural, educational, cultural, heritage and/or public enjoyment. Reserves consist of a core area meeting minimum criteria for sky quality and natural darkness, and a peripheral area that supports dark sky preservation in the core.

JOINT CORE STRATEGY

A Local Plan document prepared jointly by more than one local planning authority, that sets out the scale, type and broad location of key development and overarching planning policies on important issues for a given area. The SDNPA has prepared separate joint core strategies with East Hampshire, Lewes, Wealden districts, Winchester City and Worthing borough, for the whole area of each of those local authority areas.

LANDSCAPE

Landscape is defined in the *European Landscape Convention (ELC) 2004* as: "an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors". The ELC refers to the following area types which are all considered to be included within the definition of landscape:

- Natural, rural, urban and urban fringe areas;
- Land, inland water and marine areas; and
- Landscapes that might be considered outstanding as well as everyday or degraded landscapes.

LANDMARKS

A prominent and easily recognisable feature in the landscape, often used as a reference point in navigation.

LANDSCAPE ASSESSMENTS

A site specific assessment of the effect of a proposed development on the landscape. More detail on landscape assessments is provided in the supporting text to Strategic Policy SD4: Landscape Character.

LANDSCAPE CHARACTER

What makes an area unique. It can be defined as a distinct, recognisable and consistent pattern of elements, be it natural (soil, landform) and/or human (for example, settlement and development) in the landscape that makes one landscape different from another, rather than better or worse.

LANDSCAPE CHARACTER AREAS

An area whose extent is defined by a shared landscape character. There are six National Character Areas – identified by Natural England – wholly or partly with the South Downs National Park. The *South Downs Landscape Character Assessment* identifies 51 local landscape character areas within the National Park.

LANDSCAPE CHARACTER ASSESSMENT (LCA)

A technique used to develop a consistent and comprehensive understanding of what gives England's landscape its character. It uses statistical analysis and application of structured landscape assessment techniques. LCAs provide more detailed descriptions and analysis at a local level within the framework of the 159 National Character Areas.

LANDSCAPE FEATURES

Prominent or eye-catching elements such as tree clumps, church towers and wooded skylines.

LANDSCAPE-SCALE

An approach to wildlife conservation based on the unit of the landscape character area or equivalent, and looking at habitat connectivity across a wide area, as opposed to focusing on individual protected sites.

LISTED BUILDINGS

Buildings formally designated as being of special architectural or historic interest.

LOCAL CONNECTION

A test that is met by households that can demonstrate a genuine link to a defined local area, either through a residential (current or recent past), employment or close family connection.

LOCAL ENTERPRISE PARTNERSHIPS (LEP)

Voluntary partnerships between local authorities and businesses set up in 2011 by the Department for Business, Innovation and Skills to help determine local economic priorities and lead economic growth and job creation within the local area.

LOCAL GREEN SPACE(S)

A designation introduced by the *NPPF (Paragraph 99)*. The *NPPF* states that the designation should only be used: where the green space is in reasonably close proximity to the community it serves, where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife, and where the green area concerned is local in character and is not an extensive tract of land.

LOCAL HOUSING ALLOWANCE

Housing benefit paid to private sector tenants.

LOCAL LANDSCAPE CHARACTER ASSESSMENTS

Documents produced by community groups, to express what local people perceive as special qualities of their environment and identify objectives for maintaining and enhancing the landscape and the issues that affect local distinctiveness. Where endorsed by the Local Planning Authority, they can be a material consideration in planning decisions.

LOCAL PLAN DOCUMENTS

Documents containing 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*. 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. The term includes old policies which have been saved under the *2004 Act*.

LOCAL SUSTAINABLE TRANSPORT FUND (LSTF)

The Department for Transport has awarded £3.81M to Hampshire County Council, the New Forest National Park Authority and South Downs National Park Authority – together with the neighbouring highways authorities of Brighton & Hove, East Sussex, West Sussex, Surrey and Wiltshire – for initiatives to reduce the impact of traffic on the two National Parks and to encourage the use of more sustainable transport by visitors and residents.

MAJOR DEVELOPMENT

The SDNPA determines what constitutes major development by considering whether a development, by reason of its scale, character or nature, has the potential to have a serious adverse impact on the natural beauty, wildlife or cultural heritage of, or recreational opportunities provided by, the National Park. Further details are set out in Core Policy SD3: Major Development. This differs from the definition of major development in the *Town and Country Planning (Development Management Procedure) (England) Order 2015*, which is focussed on type and scale of development.

MARINE CONSERVATION ZONE (MCZ)

Designated areas within English and Welsh territorial waters and UK offshore waters, that protect a range of nationally important marine wildlife, habitats, geology and geomorphology.

MARKET HOUSING

Housing which has no occupancy restriction or legal tie and that can be bought or rented by anyone who can afford to do so (including the majority of existing housing within the National Park).

MATERIAL CONSIDERATION

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision; includes Development Plan policies, Government policy, previous planning decisions, and numerous factors such as design, traffic, nature conservation and effect on privacy.

MANÈGE

An arena for riding horses, used in particular for training. Typically fenced and surfaced with sand, PVC or rubber.

MYCOLOGY

The study of fungi; or the fungi found in a certain place.

NATURAL BEAUTY

This term is not exhaustively defined in the legislation. It is also a very subjective characteristic of a landscape and ultimately involves a value judgement. In deciding whether an area has natural beauty, Natural England must therefore make a judgement as to whether people are likely to perceive a landscape as having sufficient natural beauty. In order to make these judgements (some of which are subjective) in a transparent and consistent way, Guidance from Natural England, *Guidance for assessing landscapes for designation as National Park or Area of Outstanding Natural Beauty in England*:

http://www.naturalengland.org.uk/Images/B1DesignationGuidanceMar11_tcm6-26242.pdf, sets out which criteria Natural England intends to use.

NON-TRADITIONAL FARM BUILDING

A farm building constructed after 1914.

MICRO BUSINESS

A business which employs fewer than 5 people.

NATIONAL NATURE RESERVES (NNRS)

Represent many of the finest wildlife and geological sites in the country. The first NNRs emerged in the post-war years alongside the early national parks, and have continued to grow since then. NNRs were initially established to protect sensitive features and to provide 'outdoor laboratories' for research but their purpose has widened since then. As well as managing some of the most pristine habitats, our rarest species and our most significant geology, most NNRs now offer great opportunities to the public as well as schools and specialist audiences to experience England's natural heritage.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The 2012 document that sets out the top level of Government planning policy for England.

NATIONAL PLANNING PRACTICE GUIDANCE (NPPG)

A set of detailed and regularly updated Government advice on how the *NPPF* should be interpreted.

NATURAL CAPITAL

The stock of natural resources (including geology, soils, air, water and all living organisms), as considered using a framework derived from economics. In the same framework, ecosystem services are considered to be flows.

NEIGHBOURHOOD DEVELOPMENT PLAN(S) (NDP)

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the *Planning and Compulsory Purchase Act 2004*).

NON-RETAIL TOWN CENTRE USES

Leisure, entertainment facilities such as 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).

OBJECTIVELY-ASSESSED HOUSING NEED

The scale and mix of housing and range of tenures that is likely to be needed in the housing market area over the Plan period. The *NPPG* indicates that there is no one method or dataset which will provide a definitive assessment. The draft *Guidance* indicates that the starting point should be the latest household Government projections, and wherever possible assessment should take account of the latest demographic evidence including ONS population estimates. The draft *Guidance* sets a number of specific tests which should be considered in establishing an objective assessment of need.

PALIMPSEST

A physical trace, usually faint or vestigial, left on an historic asset by a past feature or relationship.

PARISH PLANS

A plan produced by a community group, generally including an action plan to deal with a range of issues of interest to that community. Parish Plans may form material considerations in the determination of planning applications.

PARTNERSHIP MANAGEMENT PLAN (PMP)

A five year strategy for the management of the National Park, for all those with an interest in or influence on the area, prepared by the National Park Authority in close partnership with others.

PERCEPTUAL AESTHETIC

In the context of national parks this is a concept dealing with the understanding and appreciation of the natural and landscape beauty of the area by visitors, residents and others using the area.

PERI-URBAN AREA

An area outside an urban area but whose character is heavily affected by its proximity to that urban area.

PRESERVE

To save, to protect or to keep from decay. A term used in primary legislation in the context of listed buildings and conservation areas. Also see 'Conserve' for the frequently encountered policy interface with this more inclusive term.

PRIMARY PRODUCTION**THE CONVERSION, MAINLY BY PLANTS AND ALGAE, OF CARBON DIOXIDE AND WATER INTO ORGANIC COMPOUNDS THAT CAN BE USED BY OTHER LIFE FORMS.****PRIMARY SHOPPING AREA**

A defined area where retail is concentrated, generally comprising the primary frontage and any adjoining and closely related secondary frontage.

PRIMARY AND SECONDARY FRONTAGES

Rows of units within a town or village centre. Primary frontages are likely to include a high proportion of retail units while secondary frontages provide greater opportunities for a diversity of units such as restaurants, estate agents and other businesses.

PRIORITY HABITATS

Habitats identified as being the most threatened and requiring conservation action, through the *UK Biodiversity Action Plan*, Local Biodiversity Partnership Level Biodiversity Action Plans, or by the SDNPA.

PRIORITY SPECIES

Species identified as being the most threatened and requiring conservation action, through the *UK Biodiversity Action Plan*, Local Biodiversity Partnership Level Biodiversity Action Plans, or by the SDNPA.

PROTECTED SPECIES

Species protected by European or national legislation.

PUBLIC REALM

Places where people can gain unrestricted access (at least during daylight hours) for the purpose of passing through, meeting, leisure and any other public activities.

PUBLIC RIGHTS OF WAY (PROW)

Paths and tracks over which all members of the public have a right of passage. The four types of public right of way are footpaths (for walking), bridleways (for walking, horse riding and cycling), Restricted Byways (for walking, horse riding, cycling and non-motorised vehicles) and byways Open to All Traffic.

RAMSAR SITES

Sites of nature conservation importance recognised under the Ramsar Convention (formally, the Convention on Wetlands of International Importance, especially as Waterfowl Habitat), which is an international treaty for the conservation and sustainable utilisation of wetlands, to stem the encroachment on and loss of wetlands, recognising the fundamental ecological functions of wetlands and their economic, cultural, scientific and recreational value.

REGISTERED PARKS AND GARDENS

Parks and gardens identified by Historic England assessed to be of particular historic significance. Planning authorities must consider the impact of any proposed development on the special character of these sites.

REGISTERED PROVIDERS

Organisations registered with the Homes and Communities Agency (HCA) to provide and manage affordable housing, most commonly a housing association or a local authority

RELATIVE TRANQUILITY

Tranquillity when compared to other locations within the National Park.

RIGHT TO ACQUIRE

A scheme allowing tenants to buy outright their social or affordable rented home provided by a Registered Provider. For tenants in settlements with a population of less than 3,000 this right is not available.

RIGHT TO BUY

A scheme allowing tenants to buy outright their social or affordable rented home provided by the local authority.

RURAL EXCEPTION SITES

A site for affordable housing to meet an identified local need that would not secure planning permission for open-market housing, for example agricultural land next to but not within a local settlement area.

SAFEGUARD

Designate a site for its current use (potentially with a view to a future intended use), to prevent development occurring on the site which would be contrary to that use.

SANDFORD PRINCIPLE

A principle established in law that if it appears that there is a conflict between the two purposes of the National Park, greater weight should be attached to the first purpose (to conserve and enhance the natural beauty, wildlife and cultural heritage of the area).

SCHEDULED MONUMENT

A monument referenced in a schedule compiled by the Secretary of State which is: any building, structure or work, whether above or below the surface of the land, and any cave or excavation, any site comprising the remains of any such building, structure or work or of any cave or excavation, or any site comprising, or comprising the remains of, any vehicle, vessel, aircraft or other movable structure or part thereof which neither constitutes nor forms part of a monument as defined above.

SECTION 106/SECTION 278 PAYMENTS

The traditional system of financial obligations paid by developers to fund infrastructure, limited by legislation as of 2015.

SECRETS OF THE HIGH WOODS

A Heritage Lottery Funded project that was hosted by the National Park Authority with support from Chichester District Council and English Heritage. It ran for three years until the end of March 2017. The Secrets of the High Woods project captured LiDAR data, which has revealed a host of human stories hidden beneath the ancient woods of West Sussex.

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.

SECURED BY DESIGN

The UK Police flagship initiative supporting the principles of “designing out crime” www.securedbydesign.com.

SETTLEMENT

For Local Plan purposes, the settlements in the National Park are those listed in the *Settlement Facilities Assessment (2015)*. Not all these settlements have settlement boundaries, since many of them are considered unsuitable for infill development. Settlements without boundaries are treated as part of the open countryside for planning purposes, but this does not mean they are not settlements.

SETTLEMENT PATTERN

The layout of streets, buildings and plots within settlements, and of settlements in relation to each other.

SETTLEMENT BOUNDARY

A spatial planning tool used to direct development into settlements and allocated extensions to them, and restrict it in the wider countryside, by mapping a boundary between the two.

SHARED EQUITY

Homes where the occupier buys a home paid in part from a conventional mortgage and part through a short-term loan from the provider and/or Government.

SHARED OWNERSHIP

Homes where the occupier purchases with a mortgage part of a home and pays rent on the remainder. These are primarily provided by Registered Providers.

SITES OF SPECIAL SCIENTIFIC INTEREST (SSSIs)

A selection of the country’s very best wildlife and geological sites. There are over 4,100 Sites of SSSIs in England, covering around seven per cent of the

land area. Over half of these sites, by area, are internationally important for their wildlife, and designated as SSACs, SPAs or Ramsar sites. Many SSSIs are also NNRs or Local Nature Reserves LNRs.

SMALL BUSINESS

A business that employs less than 10 people.

SMART ECONOMIC GROWTH

Economic growth that is consistent with an improving quality of life and environment by virtue of focusing development on accessible urban locations.

SOCIAL RENTED HOUSING

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.

SPECIAL QUALITIES

All the National Parks in England, Wales and Scotland have an aim and purpose to promote understanding and enjoyment of the ‘special qualities’ of their area. It is the combination of these special qualities that led to these areas being designated to be protected as national parks. The special qualities of the South Downs National Park are set out in Figure 1.2 of the Local Plan.

SPATIAL STRATEGY

The overall framework for guiding development across the South Downs National Park, determining in what broad locations and settlements different kinds of development will be encouraged or restricted.

SPECIAL AREA OF CONSERVATION (SAC)

SACs are strictly protected sites designated under the *EC Habitats Directive*. *Article 3 of the Habitats Directive* requires the establishment of a European

network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in *Annexes I and II of the Directive (as amended)*. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Of the *Annex I* habitat types, 78 are believed to occur in the UK. Of the *Annex II* species, 43 are native to, and normally resident in, the UK.

SPECIAL PROTECTION AREAS (SPAS)

An area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union. SPAs are European designated sites, classified under the European Wild Birds Directive which affords them enhanced protection.

STAIRCASING

Purchases by the householder of additional shares in shared ownership/equity dwellings.

STANDARD OCCUPANCY HOUSING

Homes (C3 Use Class) that are not limited by occupation to any particular group of people, for example, by age or disability.

STATEMENT OF COMMUNITY INVOLVEMENT (SCI)

A SCI sets out a local planning authority's policy to identify how and when local communities and stakeholders will be involved in the preparation of the documents to be included in the development plan. It also governs the development management process for all planning applications within the area.

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT (SHLAA)

A study which establishes realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period.

STRATEGIC HOUSING MARKET ASSESSMENT (SHMA)

A study which identifies the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.

STATUTORY BODIES

A government appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include Historic England, Natural England and Environment Agency.

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) DIRECTIVE

A European directive requiring public plans and programmes to undergo an assessment of the likely significant effects on the environment of the plan and reasonable alternatives. It also requires public consultation on the assessment, and monitoring of the significant environmental effects of the plan's implementation.

STRATEGIC FLOOD RISK ASSESSMENT (SFRA)

A SFRA is a study carried out by a local planning authority to assess flood risk in the local plan area and the risks to and from surrounding areas. It is part of the evidence base that supports a local plan. There are two levels of SFRA. All local planning authorities need to carry out a level 1 assessment at least, and it may be necessary to expand the scope of this assessment to a more detailed level 2 assessment. Both levels of study have been completed to support the South Downs Local Plan.

SUCCESSION HOUSING

Succession housing enables former essential agricultural and forestry workers to continue living on-site in tied accommodation after they have retired. It also releases on-site housing for new entrants.

SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or

on particular issues, such as design. SPD are capable of being a material consideration in planning decisions but are not part of the development plan.

SUPPLY CHAINS

A system of organisations, people, activities, information and resources involved in moving a product or service from supplier to customer. Supply chain activities involve the transformation of natural resources, raw materials and components into a finished product that is delivered to the end customer.

SUSTAINABLE DRAINAGE SYSTEMS (SUDS)

Drainage systems designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible.

SUSTAINABILITY APPRAISAL (SA)

A systematic process, required by law, of evaluating the predicted social, economic and environmental effects of an emerging planning document, when judged against reasonable alternatives.

SUSTAINABLE DEVELOPMENT

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government's view of what sustainable development in England means in practice for the planning system is expressed in *Paragraph 18 – 219* of the *NPPF*, including strong protections for the landscape, scenic beauty, wildlife and cultural heritage of National Parks.

TELECOMMUNICATIONS

Telecommunications infrastructure includes development proposals related to the supply and management of broadband, mobile services and telephone land lines.

TEMPORARY STOPPING PLACES

Also known as 'emergency stopping places' – sites for Gypsies and Travellers, less formal and less well serviced than transit sites and generally intended for

shorter stays. They might, for example, be loops of by-passed roadway, old chipping depots, poor agricultural land or small urban sites where development is planned but not immediate. Water supply and rubbish disposal might be the only services provided.

THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

Government regulations on local planning that apply in England and came into force on 06 April 2012.

TOWN CENTRE

Area defined on the Local Plan Policies Map, including the primary shopping area and adjacent areas predominantly occupied by main town centre uses. Includes local centres but excludes small parades of shops of purely neighbourhood significance.

TRANQUILLITY

Areas undisturbed by the presence of noise and visual intrusion (taken from CPRE website).

TRANSIT SITES

Formal sites for Gypsies and Travellers provided on a permanent basis, with basic amenities and services including boundary fencing, hard standings, water supply, toilet and washing facilities, waste disposal and electricity supply.

TRAVEL PLANS

Plans to minimise the impacts of travel from a development proposal by reducing car usage and by encouraging the use of sustainable modes such as walking, cycling, public transport and car sharing.

TRAVELLING SHOWPEOPLE

Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on grounds of their own, or their family's or dependents', more localised

pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes gypsies and travellers.

UNDESIGNATED HERITAGE ASSETS

Heritage assets that have been identified by the local planning authority but not yet designated. This includes locally listed buildings.

UTILITIES

Utility infrastructure includes development proposals related to the supply and management of water, waste water, gas and electricity.

VALIDATION LIST

A list of information required by a local planning authority in order to 'validate' a planning application. This validation list forms two components firstly, the national requirements, including the application form, fee and certificates and secondly, specific local validation requirements known as the 'Local List'.

VETERAN TREES

Veteran trees refer to veteran, ancient or aged trees and an irreplaceable habitat. They have cultural, historical, landscape and nature conservation value because of their great age, size or condition. They can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks, or other areas.

VIEWSHED CHARACTERISATION STUDY

A study which maps what is visible from various viewpoints.

VILLAGE DESIGN STATEMENT(S) (VDS)

A VDS outlines the character of a particular village or town against which planning applications can be assessed.

VOLUNTEER RANGER SERVICE (VRS)

The South Downs VRA is a voluntary organisation with over 500 members that works in partnership with the National Park Authority, looking after and helping

to conserve the special qualities of the South Downs. The group seeks to assist the National Park Authority and its partners in improving and promoting the landscape, wildlife, public access and heritage of the South Downs National Park. Historically, the main activities of the VRS have been practical conservation and access improvement work. However, the VRS now also undertakes a wide variety of other work, for example, exploring the heritage of the National Park, working alongside SDNPA staff at public events and a variety of office based projects. This diversification of the work of the VRS is set to continue. The help provided by such an enthusiastic and dedicated group of people has made it possible to support and deliver a huge range of projects that could not otherwise have been achieved.

WATER NEUTRALITY

No net additional water resource required over the course of the Local Plan to meet the needs of new development.