

## APPENDIX A

### Wye Neighbourhood Development Plan glossary

Item/Acronym	Explanation	Website/link
ABC	Ashford Borough Council	<a href="http://www.ashford.gov.uk/">http://www.ashford.gov.uk/</a>
Affordable housing	This is a definition of housing that commonly included cheap market housing (to buy or rent), dwellings in shared ownership (typically with a housing association allowing the tenant to save to put down a deposit on a market home – the shared ownership dwelling then returns to the housing association to be made available again) or social housing to rent at a level that is deemed affordable or no more than 80% of the market rents available in the area. Under the NPPF the definition <u>no longer includes cheap market housing</u> for planning purposes.	
AONB	Area of Outstanding Natural Beauty – in the case of Wye the Kent Downs – designation similar to National Park. AONB Units are not planning authorities unlike National Park Authorities. However, the NPPF states paragraph 115: ‘Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.’	<a href="http://www.kentdowns.org.uk">www.kentdowns.org.uk</a>
Brownfield sites	Previously developed land not including agricultural, horticultural land (ie orchards or hop gardens) or glass-houses. There is a presumption favouring building on brownfield land within the NPPF Core Principles: ‘encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.’	
Core Strategy	Previous name for local plan describing the main or core policies for development within a planning authority area. Ashford’s Core Strategy was adopted by the council on the 10 July 2008 and sets out the overall vision and objectives for the delivery of growth in Ashford between 2006 and 2021. The Core Strategy is the principle Development Plan Document (DPD) for the borough and all other Local Plan documents must conform to it. It must be reviewed before the end of 2015 and will be called the Local Plan to 2030.	<a href="http://www.ashford.gov.uk/core-strategy-2008">http://www.ashford.gov.uk/core-strategy-2008</a>
Deprivation	Usually used in the context of the indices of multiple deprivation used by the Office of National Statistics to define disadvantage usually relating to poverty but also including data relating to poor health, high crime and limited access to services including shopping, schools, health and social care.	
Development Plan	Planning law requires that applications for planning permission must be determined in accordance with the	

	development plan for an area. The development plan usually comprises the Local Plan and any other Development Plan Documents such as the Tenterden and Rural Sites DPD or adopted neighbourhood plans	
Examination	This is a test of the plan to ensure that it is compliant or conforms with national planning policy and laws as well as the core strategy or local plan for the area.	
Examiner	Neighbourhood plans are required to pass an examination. This is undertaken by an independent examiner paid for by the district council but chosen by the parish council. Examiners are usually experienced and qualified planning consultants but may be current or former planning inspectors.	
Flood plain	Areas that are traditionally liable to seasonal (generally winter) flooding from local rivers and water courses (fluvial). The area is now identified on the Environment Agency's flood maps with 2 levels: Flood Zone 2 (less liable or 1 in 1000 years) and Flood Zone 3 (more liable 1 in 100 years but including the functional flood zone or areas that are deliberately flooded to prevent flooding in other areas). However, the gap between flooding incidents has drastically reduced in recent years down to 1 in 10 years in some areas due to climate change and is no longer restricted to winter.	
Growth area	Under the previous government, Ashford's urban area was identified as a growth area within the South East predicating development of approximately 31,000 homes over a twenty year period. This level of growth came with the promise of substantial central government investment and support to fund important infrastructure improvements. These targets were abandoned after the Coalition government came to power.	
Housing need	Is a test or appraisal of the needs of the existing population requiring housing. This includes people who have left the community in the last five years because of a lack of suitable housing or those living within the community who may have a housing need within the next five years, typically young people living at home or elderly residents who wish to move into a smaller or adapted home.	
Local Plan	This is the planning authority's key land-use plan for the area for the next period usually ten to fifteen years. For a short-while these were known as core strategies with supplementary or development plan documents but they have reverted under the coalition to their old name local plan.	
Local planning authority	Under the NPPF the function of local planning authority now largely rests with district or borough councils in Kent or with metropolitan or unitary authorities elsewhere (ie Medway). County councils retain responsibility for waste, minerals and highways planning.	

Masterplan	Site specific land-use plans that are sometimes developed as a pre-cursor to seeking planning permission. Adopting a masterplan is not the same as giving planning permission but it is expected that the planning application would be in conformity with the agreed masterplan. Masterplans are not defined within the National Planning Policy Framework. However, the Scottish government gives a useful definition: 'An effective masterplan should explain how a site, or series of sites, will be developed, describing and illustrating the proposed urban form in three dimensions.' Also: 'it is a plan that describes and maps an overall development concept, including present and future land use, urban design and landscaping, built form, infrastructure, circulation and service provision.'	<a href="http://www.scotland.gov.uk/publications/2008/11/10114526/2">http://www.scotland.gov.uk/publications/2008/11/10114526/2</a>
MLM	MLM is a multidisciplinary engineering and environmental consultancy with 13 offices in the UK including one in Ashford. They were contracted by the parish council to undertake a transport study in preparation of the neighbourhood plan.	
Neighbourhood Area	The area that a neighbourhood plan addresses.	
Neighbourhood Plan	In April 2012 the Localism Act 2011 amended the Town and Country Planning Act 1990 introducing new rights and powers to allow local communities to shape new development in their community by preparing a Neighbourhood Plan which can establish general planning policies for the development and use of land in the neighbourhood. Once successfully examined and voted on by residents in a referendum they become part of the development plan for the area (district).	
NLP	Nathaniel Lichfield and Partners carried out the Rural Economic Assessment commissioned jointly by the Parish Council and Ashford Borough Council.	
Principles	A set of aims or objectives that reflect the consensus view of residents on the nature of future development within the parish. These were largely derived from the principles set out in the Wye Design Statement.	
Proposals map	With policies, the key ingredient in a neighbourhood plan describing in a visual way where new development should take place and identifying for protection important local green spaces and other constraints such as conservation areas or a boundary to built development or village envelope.	
Scenario/s	A representation, usually visual, of what a future development might look like depending on the layout, landscaping, number, density and height of the proposed development. These were used extensively in developing the Wye Neighbourhood Plan to explore the potential	

<sup>1</sup> Which received Royal Assent on 15<sup>th</sup> November 2011

	impact of different types of new development.	
SEA	Strategic Environmental Assessment - A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.	
Stakeholder	Literally a person or organisation that has a 'stake' or interest in an area. These might include businesses, land-owners, developers, local groups and organisations including faith group, the district, county and neighbouring parish councils. Residents are of course the primary stakeholders but are often referred to separately ie residents and stakeholders were invited to a meeting...	
Strategic Housing Land Availability Assessment	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	Identifies the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.	
Supplementary Planning Document	The Wye Village Design Statement and the Kent Design Guide are supplementary planning documents. They were aimed at influencing the design of new developments and should be a material consideration in determining a planning application. However, they are not given the same status under the current National Planning Policy Framework (NPPF) as Neighbourhood Plans as they are not formally part of the area development plan.	<a href="http://www.ashford.gov.uk/tenterden-and-rural-sites-dpd">http://www.ashford.gov.uk/tenterden-and-rural-sites-dpd</a>
Sustainable development / sustainability	As stated in the National Planning Policy Framework: 'Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.' The UK Sustainable Development Strategy <i>Securing the Future</i> set out five 'guiding principles' of sustainable development: <ul style="list-style-type: none"> <li>• living within the planet's environmental limits;</li> <li>• ensuring a strong, healthy and just society;</li> <li>• achieving a sustainable economy;</li> <li>• promoting good governance;</li> <li>• and using sound science responsibly.</li> </ul>	
Urban designer	Term used describe someone with an architectural, planning or landscape architectural/design background who is able to describe through a masterplan or other overarching plan the design and layout of new developments.	
Windfall sites	This is unplanned development generally of one to four	

	<p> dwellings on small plots of previously developed land. Windfall sites are subject to planning permission in the usual way and should adhere to the principles and policies set out in the Neighbourhood Plan. They do contribute to the overall housing figures for the area.</p>	
WNPG	Wye Neighbourhood Plan Group	
WPC	Wye with Hinxhill Parish Council	<a href="http://www.wyewithhinxhillpc.kentparishes.gov.uk/">http://www.wyewithhinxhillpc.kentparishes.gov.uk/</a>