

GLOSSARY OF TERMS

Affordable Housing	Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. (See also Social Rented Housing, Affordable Rented Housing and Intermediate Housing). Homes that do not meet the above definition of affordable housing, eg “low cost market housing” is not considered as affordable housing for planning purposes.
Affordable rented housing	Housing 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).
Area of Outstanding Natural Beauty (AONB)	Landscape of national importance, designated under the National Parks and Access to Countryside Act 1949. The primary purpose of the AONB designation is to conserve and enhance the natural beauty of the landscape while secondary aims are to have consideration for the interests of those who live or work there and to support the need for quiet enjoyment of the countryside.
Brownfield land or sites	See Previously Developed Sites (Land)
Community Infrastructure Levy	A charging mechanism for local authorities to use on most types of development and based on a simple formulae relating to the size and character of the development. Proceeds of the levy may be spent on the local infrastructure to support the development of the area.
Conservation Area	Areas designated by the Local Authority in recognition of their special architectural or historic interest, the character or appearance of which is desirable to conserve and protect. Designation affords statutory protection.
Conservation Area Appraisal	A document prepared by the Local Authority that identifies whether an area must be designated as a conservation area.
Dark Skies Advice	The Isle of Wight Area of Outstanding Natural Beauty (AONB) Unit has published advice relating to dark skies and the reduction of light pollution. Whilst this was targeted to the AONB, which covers part of the parish of Brading, there is community support to extend it to the whole parish.
Development Plan	This includes the Local Plan (Core Strategy) and Neighbourhood Plans which have been made in relation to the area.
Flood Zones	A geographic area officially designated as subject to potential flood damage.
Heritage Assets	These can be designated or non designated. Designated Heritage Assets have statutory status and include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, Conservation Areas.

Heritage Statement	A statement required to accompany a planning application which affects a heritage asset (designated or non-designated) identifying the important characteristics/significance of the existing heritage asset and explaining how the proposal would affect these and providing a justification of why the proposal is necessary or desirable.
Historic Environment Record (HER)	A record maintained by the Isle of Wight Council of archaeological sites and monuments.
Housing Needs Survey Report	A document produced by Parish and Town Councils to identify the housing needs of people in their locality, providing information about current and future local housing requirements.
Island Plan Core Strategy	Produced by the Isle of Wight Council, this document (full title: Island Plan: Isle of Wight Core Strategy (including Waste and Minerals) and Development Management Development Plan Document March 2012) sets out the long term spatial vision for the local planning authority area, as well as the spatial objectives and strategic policies to deliver that vision. The status of the document is a development plan document and forms part of the Local Development Framework. It is the starting point for consideration of all planning applications on the Isle of Wight. Also known as “The Island Plan” and the “Local Plan”.
Listed Building	A building which has been recognised formally for its “special architectural or historic interest” and appears on the National Heritage List for England managed by English Heritage.
Local Authority	The Isle of Wight Council.
Local List	A list maintained by the Isle of Wight Council which identifies buildings, structures, and parks and gardens of architectural or historic interest that contribute to the distinctiveness of the Isle of Wight environment. May be referred to as “non listed Heritage Assets”.
Local Need	Local need is identified in the Island Plan Core Strategy, as being wider than just that identified in a Housing Needs Survey Report. Local need can also include development that makes a demonstrable contribution to maintaining local facilities (such as schools, shops and community facilities) and to maintain or enhance the wider viability of local communities.
Local Planning Authority (LPA)	The public authority whose duty it is to carry out specific planning functions for a particular area. A department of the Isle of Wight Council.
Minor development	1 – 9 dwellings or a site under 0.5 hectares is considered minor development
Major Development	10+ dwellings or a site bigger than 0.5 hectares is considered a “major” development.
National Planning Policy Framework (NPPF)	Document published in March 2012 setting out the Government’s planning policies for England.

Older Persons Housing	Specialist accommodation for older people. Can be in the form of restricted older persons accommodation, sheltered housing, extra care housing or retirement units.
Open Space Audit 2010	A document produced by the Isle of Wight Council identifying areas of open space throughout the Isle of Wight.
Permitted Development Rights	Classes of development for which a grant of planning permission is automatically given, provided that no restrictive conditions override this or that the development is exempt from the permitted development rights. The classes are set out in the Town and Country Planning (General Permitted Development) Order 1995 and subsequent amendments.
Planning Act	The principal Act is Town and Country Planning Act 1990.
Primary Business Frontage Survey	A document produced by the Neighbourhood Plan Steering Group identifying the primary business frontage in the parish.
Previously Developed Sites (Land)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it must not be assumed that the whole of the curtilage must be developed) and any associated fixed surface infrastructure. Also known as “brownfield” land or sites. It does not include land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill; 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 have blended into the landscape in the process of time.
Ramsar	Site of wetland of international importance, designated under the 1971 Ramsar Convention.
Rural Service Centre	A settlement identified in the Island Plan Core where development on appropriate land is supported. There are 11 Rural Service Centres on the Isle of Wight including Brading.
Settlement Boundary	The defined extent of a settlement as identified on the proposals map accompanying the Island Plan Core Strategy.
Sheltered Housing	Housing specifically designed or designated for older people in the form of bungalows or flats, may include a warden on site or visiting warden. Also referred to as “Older Persons Housing”, “Retirement Homes” or “Specialist Housing”.
SHLAA	Strategic Housing Land Availability Assessment undertaken by the Local Planning Authority
Site of Importance for Nature Conservation (SINC)	Non-statutory sites designated by the local authority for the purpose of seeking to ensure, in the public interest, the conservation, maintenance and enhancement of species and habitats of substantive value to nature conservation area.
Site of Special Scientific Interest (SSSI)	Areas of land of special scientific interest notified by Natural England under the Wildlife and Countryside Act 1981 (as amended) and providing statutory protection for the best examples of the UK’s flora, fauna, geological or physiographical features.

Social rented housing	Housing owned by local authorities and private registered providers (as defined in S80 of the Housing and Regeneration Act 2008) for which guideline target rents are determined through the national rent regime. May also be owned by other persons and provided under equivalent rental arrangements to those above, as agreed with the local authority or the Government.
Special Area of Conservation (SAC)	Areas of open water and land of international importance designated under the EC Habitats Directive for the conservation of natural habitats and wild fauna and flora, which are considered rare or endangered and are recognised as being under particular threat.
Special Protection Area	European designated areas which have been identified as being of international importance for the breeding, feeding, wintering or migration of rare and vulnerable species of birds found within EU countries and classified under the Birds Directive 1979.
Strategic Housing Market	The housing market in general
SuDS	Sustainable draining systems
Supplementary Planning Guidance (SPG)	Non statutory guidance produced by the local planning authority. These documents are no longer in use.
Sustainable development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Town and Country Planning (General Permitted Development) Order 1995	A Government Order which sets out classes of development for which a grant of planning permission is automatically given, provided that no restrictive conditions override this or that the development is not exempt from the permitted development rights. The 1995 Order is the principal order and is subject to a number of subsequent amendments.
Wider Rural Area	Land which falls outside the settlement boundaries as defined by the Island Plan Core Strategy.