

Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

Community Infrastructure Levy (CIL): a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area.

Community Land Trust: a form of community-led housing, set up and run by ordinary people to develop and manage homes.

County Wildlife Sites: areas of land recognised as being at least county, sometimes national, importance for their nature conservation value; this is defined by the presence of important, distinctive and threatened habitats and species.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation, and any other feature assigned a Monument Unique Identifier by Historic England.

Designated sites of importance for biodiversity: 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.

Development Plan: All of the statutory plans that apply in Kingston Parish. These will be the JLP; South Hams Local Development Framework Development Policies; and the Kingston Neighbourhood Plan (this plan).

Devon Covenant: Some of the ex-Council houses in South Hams can only be transferred with the Council's consent. This will only be agreed if the property is being transferred to someone who has lived and/or worked in Devon for the previous three years immediately prior to the sale, or lived in the South Hams District for a cumulative total of 7 years in the past 20. If consent is not obtained, the Land Registry will not register the transaction and the sale will be void.

Devon hedgebank (or hedge): An earth bank faced with either turf or stone together with the shrubs and trees growing on it, and any associated ditches and flower-rich margins.

The Devon Historic Environment Record (or HER): a record of the known archaeology and historic environment for the county of Devon. It includes a record of archaeological sites, historic buildings and historic landscapes which we currently know to exist within the county, as well as a vast range of other related information. (<https://new.devon.gov.uk/historicenvironment/>) The HER has information about every find or feature recorded by the County Archaeologist and others in this parish, including: ancient monuments; prehistoric finds; other features such as the lime-kilns around the estuary; ancient water meadows and field systems; and listed parks and gardens.

Exception site: see **Rural Exception sites** below.

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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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Heritage coast: Designated areas of undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors.

Local Green Space: A designation to ensure that an area of land of particular importance to the community is protected against development.

Localism Act 2011: Those parts of the Localism Act 2011 that relate to town and country planning. (<http://www.legislation.gov.uk/ukpga/2011/20/contents>) Part 6, chapter 3 introduced neighbourhood planning.

Monitoring Framework: A simple checklist to enable the neighbourhood plan's effectiveness to be monitored during the life of the plan.

Monument UID: The unique identifier allocated by Historic England to identify important monuments and other heritage assets.

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.

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Planning condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Principal and permanent residence: A building that is the home for the owner or renter, is not sub-let for less than a year at a time and is not a holiday home or second home

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).

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Such sites have been used by many community led housing organisations (particularly community land trusts) to provide homes for local people.

Section 106 agreements: Also known as planning obligations, and are agreements made under Section 106 of the Town and Country Planning Act 1990. A s106 agreement is a legally binding document which forms part of the planning permission.

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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.

Site of Special Scientific Interest: Sites designated SSSI by Natural England under the Wildlife and Countryside Act 1981.

Statement of Basic Conditions: a document that sets out how the neighbourhood plan meets the four basic conditions of the Neighbourhood Planning Regulations 2012.

Statement of Consultation: a document that sets out the way in which the consultation carried out as a part of the neighbourhood plan meets the requirements of Neighbourhood Planning Regulations 2012.

Statutory consultees: Once the draft Neighbourhood Plan has been prepared a formal round of public consultation is required, lasting at least 6 weeks. As well as the wider public a list of statutory consultees for Neighbourhood Plans is set out in the Neighbourhood Planning Regulations 2012. These include the local councils; the Environment Agency; English Heritage and Natural England; landowners and community organisations and others who might be affected by the Plans proposals.

Sustainable Drainage System (SuDS): Sustainable drainage systems aim to alleviate flooding problems caused by rain water run-off from new developments entering the sewer network and other watercourses. They work by storing or re-using surface water at source, slowing and reducing flows and allowing rain water to drain naturally into the ground.

Abbreviations

AONB	South Devon Area of Outstanding Natural Beauty
CLT	a Community Land Trust
JLP	the emerging Plymouth and South West Devon Joint Local Plan
NPPF	the National Planning Policy Framework
SHDC	South Hams District Council – the planning authority
SSSI	Site of Special Scientific Interest