

# GLOSSARY

WORD	DEFINITION
<b>Accessibility</b>	The ability for any member of the community to reach, enter or exit a site or building both easily and safely.
<b>Agricultural Land Classification</b>	A land classification system identifying grades of agricultural land, Grades 1, 2 and 3a being the most versatile.
<b>Area of Economic Activity (AEA)</b>	A strategic area including Barnstaple where the bulk of new provision for housing and economic development is proposed.
<b>Area of Great Landscape Value (AGLV)</b>	An area of high land or parts of valley systems which has discernible local character.
<b>Area of Outstanding Natural Beauty (AONB)</b>	An area designated by the Countryside Agency to conserve its natural beauty.
<b>Area of Strategic Landscape and Development Constraint (ASLDC)</b>	A strategic area north of the A361 (North Devon Link Road) where the development strategy recognises a need for a greater degree of constraint than has been achieved in the past.
<b>Article 4 Direction</b>	A direction which removes ‘ <i>permitted development</i> ’ rights for certain specified types of alterations which do not normally need planning permission.
<b>Bat Sustenance Zone</b>	An area within 4 kilometres of the maternity roost of greater horseshoe bats where important foraging areas and commuting routes are protected.
<b>Biodiversity</b>	The variety of living things and the habitats and ecosystems which they form.
<b>Biodiversity Action Plan (BAP)</b>	A document identifying local biodiversity targets and objectives and how these are to be delivered and implemented.
<b>Biodiversity Network</b>	A network of continuous countryside features which provide wildlife corridors, links or stepping stones that ensure the maintenance of biodiversity.
<b>Biosphere Reserve</b>	A habitat with an eco-system of international importance, designated by UNESCO. It consists of a core area devoted to long term protection and a wider buffer zone where only activities compatible with the conservation objectives can take place.
<b>Circular</b>	Document produced by Central Government focusing on legislative and procedural matters.
<b>Coastal Preservation Area (CPA)</b>	Unspoiled stretches of the coastline substantially unaffected by development.
<b>Commitment</b>	Land with current planning permission or proposed in the Plan.
<b>Community Woodland</b>	An area of tree planting that includes informal open spaces and is close to a settlement with good public access.
<b>Comparison Goods</b>	Speciality and leisure items where consumers spend more time and effort before purchasing including clothes, home entertainment, household and electrical goods.

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<b>Conservation Area</b>	Area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
<b>Constraints</b>	Factors restricting development or the rate of development such as environmental considerations, contamination, inadequate roads or lack of drainage.
<b>Convenience Goods</b>	Items that are essential and required on a daily or regular basis including food and drink, household cleaning, medicines and surgical goods, personal toiletries, tobacco and paper goods.
<b>County Geological Site</b>	A site identified by the Devon RIGS Group for its importance as a geological and geomorphological site based on its aesthetic, scientific and educational values. Also known as a Regional Important Geological and Geomorphological Site.
<b>Curtilage</b>	Any yard, garden, field or similar land which is clearly associated to the use of a house or building.
<b>Departure</b>	Development which does not accord with one or more provisions of the development plan.
<b>Development</b>	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 building or other land.
<b>Development Boundary</b>	A boundary around a town or village within which development will normally be permitted.
<b>Development Plan</b>	The Adopted Local Plan, Structure Plan and Minerals and Waste Local Plans.
<b>Devon Structure Plan</b>	Plan prepared by the Strategic Planning Authorities in Devon (including Devon County Council) to guide development and the use of land within Devon as a whole.
<b>Dwelling</b>	A house, flat, maisonette, bungalow or mobile home.
<b>Farm Diversification</b>	A business venture that introduces an additional source of income on an existing farm in order to help sustain the farm holding.
<b>Greenfield Site</b>	A site which has not been previously developed nor used for non-agricultural purposes.
<b>Habitat Action Plan (HAP)</b>	A document identifying targets and objectives for important and locally distinctive habitats and how these are to be delivered and implemented.
<b>Heritage Coast</b>	Stretch of undeveloped coastline defined by the Countryside Agency as being of outstanding scenic value, with special management arrangements.
<b>Historic Parks and Gardens</b>	Parks and Gardens created before 1939 which still retain their special interest and which have been listed and graded in the national Register of Parks and Gardens of Special Historic Interest.
<b>Household</b>	One person living alone or as a group of persons (who may or may not be related) living at the same address with common housekeeping.
<b>Housing Density</b>	Ratio of numbers of dwellings to land area.

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<b>Infilling</b>	A small gap capable of being developed for only one or two dwellings in an otherwise continuously built up frontage.
<b>Infrastructure</b>	Roads, water supply and sewers and other such elements needed for development to proceed.
<b>Intelligent Transport System (ITS)</b>	Department for Transport initiative designed to improve the quality, safety and efficiency of transport networks using a number of technology based approaches.
<b>Listed Buildings</b>	Buildings of special architectural or historic interest listed by the Department for Culture, Media and Sport.
<b>Local Housing Need</b>	Existing or latent demand for housing within a locality, which can often not be met on the open housing market.
<b>Local Transport Plan</b>	A document prepared by Devon County Council in partnership with the District Council setting out an integrated transport strategy including the promotion of more sustainable transport choices.
<b>Multi-Use Games Area (MUGA)</b>	A hard surface used by a local community for a variety of informal sports and activities.
<b>Multi-Use Play Area (MUPA)</b>	An equipped play area for older children and youths.
<b>Net Housing Density</b>	Ratio of number of dwellings to the area of the parts of a site that will be developed for housing and directly associated uses, including gardens, incidental open spaces, landscaping, children's play areas and car parking.
<b>Permitted Development</b>	Minor types of development which are granted permission without an application needing to be made to the Local Planning Authority by virtue of the Town and Country Planning (General Permitted Development) Order 1995.
<b>Plan Period</b>	The period until 2011 during which the policies and proposals within the Local Plan will apply.
<b>Policy</b>	Strategic rules and criteria which will be followed in making decisions on specific development proposals.
<b>Planning Obligation (Section 106 Agreement)</b>	A voluntary legal undertaking given by a developer for restricting or regulating development or use of land or requiring provision of certain measures as part of a development.
<b>Planning Policy Guidance Notes (PPG)</b>	Advisory notes prepared by Government to provide guidance on policies and the operation of the planning system.
<b>Planning Policy Statements (PPS)</b>	Policy statements prepared by Government to provide guidance on policies and the operation of the planning system.
<b>Previously Developed Land</b>	Land which is or was occupied by a permanent structure (excluding agricultural or forestry buildings) and associated fixed surface infrastructure, including the curtilage of the development.

<b>WORD</b>	<b>DEFINITION</b>
<b>Priority Area for Rural Regeneration (PARR)</b>	A strategic area south of the A361 (North Devon Link Road) where there is a greater scope for economic diversification without harming the landscape.
<b>Proposal</b>	An intention to carry out a positive development or course of action.
<b>Proposals Map</b>	The map, including the series of Inset Maps, which identifies the precise sites and areas affected by the policies and proposals in the Local Plan.
<b>Public Open Space</b>	Undeveloped land accessible to the local community that is used for a variety of sport, recreation and leisure purposes, as well as formal spots pitches, allotments, cemeteries and community woodlands.
<b>Public Utilities</b>	Water supply, sewerage and sewage disposal, land drainage, gas and electricity supply, waste disposal and telecommunications.
<b>Reasoned Justification</b>	Explanation of the derivation of all policies and proposals contained in the Local Plan.
<b>Recreation Facility</b>	An indoor or outdoor venue or opportunity for sport or leisure activities including walking and casual outdoor activities which is accessible to the wider population.
<b>Regionally Important Geological/ Geomorphological Site (RIGS)</b>	A site identified by the Devon RIGS Group for its importance as a geological and geomorphological site based on its aesthetic, scientific and educational values. Also known as a County Geological Site.
<b>Regional Planning Guidance (RPG)</b>	Guidance published by the Government to provide the framework for the Structure Plans within the region.
<b>Registered Social Landlord (RSL)</b>	Provider or manager of affordable homes that is registered with the Housing Corporation.
<b>Renewable Energy Action Plan (REAP)</b>	A document prepared by North Devon and Torrington District Councils to identify opportunities for energy generation from different renewable energy sources.
<b>Rights of Way</b>	Legally protected footpaths, bridleways and byways by which members of the public have a right to cross land.
<b>Scheduled Ancient Monument (SAM)</b>	A feature of national historic or archaeological importance, either above or below ground, which is included in the Schedule of Ancient Monuments compiled by the Department for Culture, Media and Sport.
<b>Self Catering Tourist Accommodation</b>	A purpose built fixed structure constructed on site and offering at least the basic requirements of a dwellinghouse, but that is used solely for holiday purposes.
<b>Service Sector</b>	That part of the economy related to the provision of services.
<b>Sites and Monuments Register</b>	Document prepared by Devon County Council which identifies all known archaeological sites, including those that are scheduled and unscheduled.
<b>Sites of Special Scientific Interest (SSSI)</b>	Nationally important areas of land designated by English Nature as being of special interest by reason of their flora, fauna, geological or physiographical features.
<b>Special Area of Conservation (SAC)</b>	A site of European importance for species and habitats designated under the EC Habitats Directive.

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<b>Species Action Plan (SAP)</b>	A document identifying targets and objectives for particular species and how these are to be delivered and implemented
<b>Supplementary Planning Guidance (SPG)</b>	Planning advice providing more detailed information and guidance on how certain policies and proposals should be implemented.
<b>Sustainability</b>	In its widest sense to ensure that the decisions reached now do not prejudice the ability of future generations to enjoy an acceptable quality of life.
<b>Sustainability Appraisal</b>	An independent review of the Local Plan to assess its policies and proposals against a range of sustainability objectives and which makes recommendations as to how policies and proposals can be made more sustainable.
<b>Sustainable Development</b>	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
<b>Sustainable Urban Drainage System (SUDS)</b>	Techniques to control and manage surface water run off before entering a water course including preventative measures (recycling), filter strips, swales, permeable surfaces, infiltration devices, basins and ponds.
<b>Transport Assessment (TA)</b>	A requirement for major development proposals likely to generate a significant amount of travel, which should enable the travel and transport consequences of a proposal to be properly assessed against sustainability objectives.
<b>Transport Statement</b>	A requirement for small developments likely to have an impact of the local highway network, which should consist of a simple analysis outlining the transport implications of the scheme against sustainability objectives.
<b>Travel Plan</b>	A commitment by a developer to introduce measures that will encourage staff and customers to use alternative means of travel to the car in accordance with agreed targets.
<b>Use Classes Order</b>	The Town and Country Planning (Use Classes) Order 2005 which classifies different uses to which developments or changes of use may be put.
<b>Viability</b>	The ability of a centre to attract continuing investment both to maintain its fabric and to allow for improvement and adaptation to changing needs.
<b>Vitality</b>	The liveliness of a town centre reflected in how busy it is at different times and in different areas.
<b>Voluntary Marine Conservation Area (VMCA)</b>	Sensitive marine environments (the beaches, sea and its wildlife) which are managed with community involvement on a sustainable basis.
<b>Warehouse</b>	The bulk storage of goods prior to distribution for sale.
<b>Windfall Sites</b>	Sites which are suitable for development within the terms of planning policies but which have not been specifically identified because they are too small or they arise unexpectedly.