

Additional Information and Definitions

Here are simple explanations of some of the terms used in the survey. They are high level. If you need to know more then try googling them.

Affordable Housing

Affordable means houses that are built to buy or rent at below market rates, for households who would be unable to buy or rent at market rates.

Affordable housing can include:

- Social rented homes which have lower rent set by Government regulations.
- Affordable rented homes where the rent is set at no more than 80% of market values
- Shared ownership or part buy/part rent homes.
- 'First Homes' or 'Starter Homes', built for first time buyers at a discount of 30% below market prices.
- other low cost homes for sale, at a price equivalent to at least 20% below local market value

There are usually legal covenants included to ensure the affordable housing remains at a discount for future eligible households. In rural areas such as Knightsford parish, local connection criteria can also be used to ensure that the affordable homes are offered to local residents first.

Sustainable Development

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. In terms of housing, it means building homes in the right places, to meet local needs, and in a manner that conserves resources and energy during their construction and throughout their lifetime. This includes consideration of:

- good insulation, with adequate ventilation and shading to avoid overheating
- the use of local, recyclable materials to reduce transportation
- the use of renewable energy sources, such as solar panels and heat pumps
- water collection and re-use.

Custom / Self-build

These are homes built by or specifically for the first occupant. They may be exempted from paying the infrastructure charge on new homes if the first occupant remains living there for three years.

Settlement Boundary

A 'Settlement Boundary' (also referred to as a defined development boundary) are used in towns and villages to identify the area in which infill development would normally be allowed (subject to site-specific considerations). These have been determined through the Local Plan, but can be amended through Neighbourhood Plans.

Recreation

Where an area is used for public enjoyment, for example as a playground, allotments, dog walking area or informal kick-about space.

SHLAA

SHLAA stands for **S**trategic **H**ousing **L**and **A**vailability **A**ssessment. Local planning authorities like Dorset Council are required to identify housing land which is suitable, available and achievable over the development plan period. They do this through undertaking a 'Call for Sites' when landowners can submit land for development, and assessing those sites. The assessment does not in itself determine whether a site should be allocated for development, which is done through the Local and Neighbourhood Plan process.

Views

Locally valued or important views must be from publicly accessible places, such as public footpaths, bridleways or public roads.

Local Green Space

In order to be designated as a 'Local Green Space', space must be clearly valued by the community and of obvious importance for their recreational, landscape, historical, cultural or wildlife value. They are not necessarily public spaces (and their designation will not change this). They cannot be extensive tracts of countryside, or land which may have planning permission for development or likely to be needed for development in the foreseeable future.

Quiet Lane

'Quiet Lanes' is a government scheme. Lanes must be rural in nature; carry less than 1,000 vehicles per day; speed of 85% of vehicles should be less than 35mph. Narrow, single track lanes are the most suitable for adoption. If adopted additional sign posting could be used to alert drivers.