

Glossary of Terms		
Acronym	Subject	Explanation
ACRE		Action with Communities in Rural England
	Affordable Housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
	Affordable Rented Housing	Affordable rented housing is 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).
AQMA	Air Quality Management Area	Areas where the objectives set out in Air Quality Regulations 2000 will not be met by the relevant deadlines.
AONB	Area of Outstanding Natural Beauty	Nationally designated areas accorded the highest status of protection in relation to landscape and scenic beauty. In this Plan the AONB will be the Chilterns AONB unless specifically stated otherwise.
	Back land development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
	Biodiversity	The variety of life in the world or in a particular habitat or ecosystem.
	Brownfield land	<p>Land that has been previously developed is known as Brownfield land. Previously developed land is defined in Planning Policy Guidance Document 3 "Housing" (2000) PPG3 as land which "is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure".</p> <p>The number of brownfield sites in the UK changes as land is constantly reclaimed or abandoned. Brownfield land was increasing until the 1980s where the need for development land outstripped supply. Land reclamation has brought the amount down with the strong demand for development land. There are five identifiers used to define brownfield land:</p> <ul style="list-style-type: none"> Previously developed land which is now vacant Vacant buildings Derelict land and buildings Other previously developed land or buildings, currently in use, allocated for development in the adopted plan or having planning permission for housing Other previously developed land or buildings where it is known there is potential for redevelopment. <p>Buildings and surrounding land that are currently in use for agricultural or forestry purposes are excluded from the definition set out above.</p> <p>Land in built-up areas that has not been developed previously (e.g. parks, recreation grounds, and allotments) are also not classed as brownfield.</p> <p>Previously developed land with the remains of any structure, for example an old barn, that has now blended into the landscape to the extent that it can be considered as part of the natural surroundings may also be excluded.</p> <p>A brownfield site may, in addition to this classification, be vacant, derelict or contaminated land.</p>

BREEAM		Building Research Establishment Environmental Assessment Method. A nationally recognised standard for sustainable design and construction.
CABE		Commission for Architecture and the Built Environment (now part of the Design Council).
CHP	Combined Heat and Power	Using the heat generated from electricity production for heating purposes
CLT	Community Land Trust	A non-profit organisation that develops and manages affordable housing on behalf of the community.
	Conservation Area	An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.
	Code for Sustainable Homes	The code sets out levels (1 to 6) specifying the sustainability performance of a house to reduce the environmental impact of homes
CS	Core Strategy	The Development Plan Document setting out long-term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the district.
	Designated heritage asset:	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
	Ecohomes	Quality standard applied to new homes by BREEAM (Building Research Establishment Environmental Assessment Method) and now replaced by the Code for Sustainable Homes.
	Floodplain/Flood Risk Zones	Flood risk areas identified by the Environment Agency, as high (zone 3), low to medium (zone 2), or little or no risk (zone 1).
	Green Belt	Designated land around a town or city to be kept permanently open and where there is a strong presumption against inappropriate development.
	Infilling	The filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings.
	Infrastructure	All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals, etc.

	Intermediate Affordable Housing	Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.
	Lifetime Homes	Guidance incorporating 16 design criteria that can be applied to new homes at minimal cost to add to the comfort and convenience of the home and support the different needs of occupants as they age.
	Listed Buildings	Buildings and structures which are listed by the Department for Culture, Media and Sport as being of special architectural and historic interest and whose protection and maintenance is the subject of special legislation.
LEA	Local Education Authority	The term Local Education Authority is no longer in official use, but it is still sometimes used informally to refer to the department of a local authority that deals with education.
	(Open) Market Housing	Private housing for rent or for sale, where the price is set in the open market.
NP	Neighbourhood Plan	A plan forming part of the development plan prepared by Town or Parish Councils.
NPPF	National Planning Policy Framework	A document setting out the Government's planning policies for England and how these are expected to be applied.
OCC		Oxfordshire County Council
	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.
ORCC		Oxfordshire Rural Communities Council
	Parish Plan	The Ewelme Parish Plan
	(the) Plan	The Ewleme Neighbourhood Plan
	Previously developed land	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: 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 purposes where provision for restoration has been made through development control procedures; 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 or fixed surface structure have blended into the landscape in the process of time.
	Renewable Energy	Energy generated from the sun, wind, oceans, plants, the fall of water, biomass and deep geothermal heat
	Social Rented (Affordable) Housing	Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.
SA	Sustainability Appraisal	A process of appraising policies for their social, economic and environmental effects, which must be applied to all Development Plan Documents and Supplementary Planning Documents. See also SEA Directive

SEA	Strategic Environmental Assessment	Assessments made compulsory by a European Directive (the SEA Directive). To be implemented in planning through Sustainability Appraisal of Development Plan Documents.
SHLAA	Strategic Housing Land Availability Assessment	A study to identify sites with potential for housing, assess their housing potential and assess when they are likely to be developed.
SODC		South Oxfordshire District Council
SOLA		South Oxfordshire landscape Assessment (1998)
SUDS	Sustainable Drainage Systems	(Previously Sustainable Urban Drainage Systems) Management practices and control structures designed to drain surface water in a sustainable manner.