

APPENDIX A: GLOSSARY OF TERMS

A: Glossary of Terms

ID	Rep ID	Name. Organisation	Legally compliant	Duty to Co-operate	Sound	Positively prepared	Justified	Effective	Consistent with national policy	Hearing/ written rep	Supporting docs	Summary of representation [Summaries prepared by Council Officers but the full original representations will be available to the Inspector and for public view]	Proposed change to Local Plan	Council response	Contact details
Representations from Technical Stakeholders															
1007301	LPPuD54	Essex County Council	Y	Y	N			X		W	N	The change is required to ensure inclusion of a definition of 'Community Facilities'. This would be useful assuming the term is used consistently throughout the document.	Include the following definition in the Glossary. Infrastructure means any structure, building, system facility and/or provision required by an area for its social and/or economic function and/or well-being including (but not exclusively): a. affordable housing, b. broadband, c. community and social facilities, d. cultural facilities, including public art, e. e. drainage and flood protection, f. f. education and childcare, g. emergency services, h. facilities for specific sections of the community such as youth or the elderly, i. footways, cycleways and highways, j. green infrastructure, k. healthcare, l. live/work units and lifetime homes, m. open space, n. public transport, o. sports, leisure and recreation facilities, p. waste recycling facilities	The Council deems this change appropriate.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Businesses, Landowners and Developers															
1106113	LPPuD178	Rentplus (c/o Tetlow King Planning)	Y	Y	N			X			N	We welcome the broad definition of the term 'affordable housing' in the Glossary. However, the SHMA dates from 2015 and so does not take account of the most recent Government policy consultations which set a clear direction of travel towards widening the definition of affordable housing. This includes the introduction of rent to buy within the National Planning Policy Framework, to widen the definition to allow an even more flexible and responsive set of tenures that better reflects the reality of delivering affordable housing across the country. Whilst Tendring experiences a continued acute need for affordable housing, it is considered necessary to respond to the Government's agenda by making clear that the rent to buy model is included within the definition of affordable housing.	We therefore recommend that the definition of affordable housing is amended as follows: "Homes provided in perpetuity to meet the housing needs of people who cannot afford to buy or rent property on the open market. Affordable housing can include Council Housing, social rented accommodation, intermediate housing, and shared-ownership and rent to buy."	The Council notes that definition of affordable housing has been updated through the 2018/19 NPPF and whilst this plan is to be judged against the requirements of the 2012 NPPF, the new definition is still applicable to decision making and it is suggested that it is the new definition that is included in the glossary.	Details only available to the local authority and the Inspector's Programme Officer.
Representations from Community Representatives															
None received.															
Representations from Members of the Public															
None received.															

Suggested modification: Amend the definition of 'Affordable Housing' in response to the comments of Rentplus:

Affordable Housing: Homes provided in perpetuity to meet the housing needs of people who cannot afford to buy or rent property on the open market. Affordable housing can include Council Housing, social rented accommodation, intermediate housing, and shared-ownership.

"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); and which complies with one or more of the following definitions:

a) **Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is

expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes:** is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership:** is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.”

Suggested modification: Amend the definition of 'Infrastructure' as advised by Essex County Council:

Infrastructure: Any structure, building, system, facility and/or provision required by an area for its social and/or economic function and/or well-being including (but not exclusively): a. affordable housing, b. broadband, c. community and social facilities, d. cultural facilities, including public art, e. drainage and flood protection, f. education and childcare, g. emergency services, h. facilities for specific sections of the community such as youth or the elderly, i. footways, cycleways and highways, j. green infrastructure, k. healthcare, l. live/work units and lifetime homes, m. open space, n. public transport, o. sports, leisure and recreation facilities, p. waste recycling facilities, ~~footways, cycleways and highways; public transport; drainage and flood protection; waste recycling facilities; education and childcare; healthcare; sports, leisure and recreation facilities; community and social facilities; cultural facilities, including public art; emergency services; green infrastructure; open space; affordable housing; live/work units and lifetime homes; broadband; facilities for specific sections of the community such as youth or the elderly.~~