

Appendix A: Glossary

<p>A uses</p>	<p>These are defined in the Use Classes Order 1987 (as amended):</p> <p>A1 shops- retail sale of goods either than hot food, post office, sale of tickets or as a travel agency, sale of sandwiches or other cold food- consumption off the premises, hairdressing, direction of funerals, display of goods for sale, hiring shops, dry cleaners, internet cafe</p> <p>A2- financial and professional services- financial services, professional services (other than health or medical services), any other services (including us as a betting office)</p> <p>A3- restaurants and cafes- for the sale of food and drink for consumption of the premises</p> <p>A4- drinking establishments- use a public house, wine bar or other drinking establishment</p> <p>A5- hot food takeaways- use for the sale of hot food for consumption off the premises</p>
<p>Affordability</p>	<p>Affordability of housing is generally reported using the ratio of lower quartile house price to lower quartile earnings. This is the government’s favoured indicator for affordability, as affordability is most likely to be an issue for people such as first time buyers, whose wages are lower.</p> <p>The higher the ratio, the less affordable housing is (it is in effect how many time a person’s salary would be needed to buy a home).</p> <p>Data sources are the Annual Survey of Hours (ASHE) and Earnings (ONS) and HM Land Registry.</p>
<p>Affordable Housing</p>	<p>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 and housing need in accordance with our allocations policy. 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.</p> <p>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.</p> <p>Affordable rented housing is let by registered providers local authorities or private registered</p>

	<p>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). Guildford's affordable rent which is 70%, or LHA equivalent, whichever is lower.</p> <p>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.</p> <p>Homes that do not meet the above definition of affordable housing, such as "low cost market" housing, may not be considered as affordable housing for planning purposes</p>
Agriculture	<p>"...Includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadowland, osier land, market gardens and nursery grounds, and the use of land for woodlands where that use is ancillary to the farming of land for other agricultural purposes, " (S.336(1) 1990 Town and Country Planning Act.)</p>
Allocated site / land	<p>Land that is allocated by the development plan for particular use (s)</p>
Allotment	<p>An allotment is an area of land, leased either from a private or local authority landlord, for the use of growing fruit and vegetables. In some cases, this land will also be used for the growing of ornamental plants.</p>
Annual Monitoring Report (AMR)	<p>The primary purpose of a monitoring report is to share information about the Local Plan and new development in Guildford borough.</p> <p>We report on the progress of the new Local Plan, and how many new homes are being built and where. We also report how much new business and retail floor space we have granted planning permission.</p>
Area of Great Landscape Value (AGLV)	<p>An area designated by the County Council as being of high visual quality worthy of conservations</p>
Area of Outstanding Natural Beauty (AONB)	<p>A nationally designated area for which the primary objective is conservation of the natural beauty of the landscape.</p>

B uses	<p>These are defined in the Use Classes Order 1987 (as amended): B1: Business: Offices other than in a use within class A2 Research and Development- laboratories, studios Light industry</p> <p>B2 General industrial the carrying on of an industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)</p> <p>B8: Storage or distribution- storage or as a distribution centre (including open air storage)</p>
Benchmark	Standard, or a set of standards, used as a point of reference for evaluating performance or level of quality.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	Biodiversity is the variability among living organisms from all sources including, among other things, terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part; this
	includes the diversity within species, between species and of ecosystems (EU Convention on Biological Diversity definition)
Brownfield land	This is a colloquial term. See previously developed land
Building regulations	Ensures that the policies set out in legislation regarding building standards are carried out. Building regulations approval is required for most building work in the UK.
C uses	<p>These are defined in the Use Classes Order 1987 (as amended):</p> <p>C1 Hotels- as a hotel or as a boarding or guest house where, in each case, no significant element of care is provided</p> <p>C2 Residential institutions- for the provision of residential accommodation and care to people in need of care (other than a use within class C3), a hospital, nursing home, residential school, college or training centre,</p> <p>C2A secure residential institutions, secure residential accommodation, prisons and young offenders institutions, detention centre, secure training centre, custody centre, short-term holding centre,</p>

	<p>secure hospital, secure local authority accommodation military barracks.</p> <p>C3 Dwelling houses- a dwelling house, used by a single person or by people to be regarded as forming a single household, not more than six residents living together as a single household where care is provided for residents; not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4)</p> <p>C4 Houses in multiple occupation- use of a dwelling house by not more than six residents as a “house in multiple occupation”.</p>
Climate change adaptation	Adaptations to buildings, places or environments that make them more resilient to, and potentially benefit from, expected changes in climate and weather patterns.
Climate change mitigation	Action to reduce the impact of human activity on the climate system, mainly through reducing greenhouse gas emissions.
Combined cooling heating and power (CCHP)	A power plant that generates electricity and useful heating and cooling simultaneously for distribution through a network providing power and heat to buildings. The lack of energy lost means the system is highly efficient. CCHP plants and distribution networks can work at a number of scales and can be powered by carbon based fuels, like oil and gas, or renewable fuels, like wood pellets. CCHP is often referred to as trigeneration and CCHP networks that serve multiple buildings may be referred to as district heating and cooling networks.
Combined heat and power (CHP)	A power plant that generates electricity and useful heat simultaneously for distribution through a network providing power and heat to buildings. The lack of energy lost as heat results in high efficiency. CHP plants and distribution networks can work at a number of scales and can be powered by carbon based fuels, like oil and gas, or renewable fuels, like wood pellets. CHP is often referred to as cogeneration and CHP networks that serve multiple buildings may be referred to as district heating networks.
Community Infrastructure Levy (CIL)	A tariff allowing councils to raise funds from the owners or developers of land undertaking new building projects in their area. The Council agreed the principle of preparing a CIL for Guildford borough in September 2011.
Comparison floor space	Shops selling non-food items including clothes, footwear, household goods, furniture and electrical goods that purchasers compare on the basis of price and quality before buying.

Conservation Area	An area designated as being of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, designated by the local planning authority under the Listed Buildings and Conservation Areas Act 1990.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Convenience floor space	Shops selling goods such as food, newspapers and drinks that tend to be purchased regularly and for which convenience of purchases is therefore important ie. a general store, newsagent.
Core strategy	The overarching Development Plan Document (DPD) that sets out a long- term vision and strategic policies and proposals for the District. After recent changes to planning system the Core Strategy for Guildford is now renamed as the Local Plan Strategy and Sites.
Corporate strategy	It is an overarching plan that sets out both our vision for the borough and our priorities that we will use to develop future strategies and plans.
Countryside	All areas outside the urban areas including all land within the Green Belt and the Countryside Beyond the Green Belt.
Countryside Strategy	A co-ordinated and planned approach to the countryside as recommended by the Countryside Agency.
Decentralised energy	Energy generation and distribution based around a localised area, as opposed to the national grid. Decentralised energy systems often use renewable and low carbon energy and include district heating/cooling systems.
D uses	These are defined in the Use Classes Order 1987 (as amended) D1 Non residential institutions- for the provision of any medical or health services, a crèche, day nursery or day centre, the provision of education, displaying works of art (not for sale), a museum, public library or public reading room, public hall or exhibition hall, for, or in connection with, public workshop or religious instruction, as a law court D2 Assembly and leisure- a cinema or concert hall, a bingo hall, a dance hall, a swimming bath, skating rink, gymnasium and other recreations not involving motorised vehicles or firearms

Defensible boundary	The NPPF states that Green Belt boundaries should be defensible, namely that they are defined clearly; using physical features that are readily recognisable and likely to be permanent (paragraph 85, bullet 6). This includes features such as woodlands, hedgerows, treebelts, waterways, highways and railway infrastructure.
Density	Measurement of the number of dwellings within a hectare (dph).
Design brief	A document setting out the appropriate criteria for the design of development on a particular site. This may include indications relating to density, layout built form, materials and style. It may be prepared in association with a development brief.
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.
Development	The carrying out of building, engineering, mining or other operations in, on or under land, or the making of any material change in the use of any buildings or other land (Town and County Planning Act 1990 Section 55).
Development Brief	A document indicating various guidelines, criteria, constraints and information and requirements for the development of a specific site. It may be prepared in association with a design brief.
Development Control Criteria	The matters relating to site specific design issues including eg: access, amenity of neighbours, scale, the relationship of dwellings to each other and layout.
Development Plan	A set of documents, currently comprising the Guildford Borough Local Plan 2003, any adopted neighbourhood plans in the Guildford borough area, the Surrey Waste and Minerals Plans, and the saved policies in the South East Plan. The new Local Plan will form part of this when adopted (and will replace some of the policies of the existing Local Plan 2003). Section 54A of the Town and County Planning Act 1990 requires that planning applications and appeals be determined in accordance with the Development Plan unless material considerations indicate otherwise.
Development Plan Documents (DPD)	Policy documents that are subject to formal procedures
Duty to cooperate	Local councils now have a duty to cooperate with their neighbouring councils and a set of prescribed bodies as defined by the Localism Act 2011 on planning issues that cross administrative boundaries,

	particularly those which relate to the strategic priorities.
District Heating/Cooling	A system that distributes heat from a central location to residential and commercial buildings, typically through pipes containing superheated water in a closed system. District heat is often combined with combined heat and power (CHP) where both energy and heat are provided from the same facility.
Ecology	The species and habitat present in an area. A set of inter-related functions that allow each species to exist
Economic development	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
Edge of centre	For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, allocation within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.
Embodied carbon/energy	All the carbon or energy used to produce a material or product including the mining or harvesting of primary materials, processing, manufacture and transport.
Employment expansion	Where the main building(s) on site is (are) retained and the additional floor space is built.
Employment Land Assessment (ELA)	Technical study that identifies employment land to meet the needs of the borough.
Environment Agency	The Government agency charged with the protection of the environment.
Equalities Impact Assessment (EIA)	To analyse the potential and actual effects of a policy on vulnerable groups and make suitable modifications to reduce or avoid any negative impact.
Green Belt	A statutory designation. Green Belt serves five purposes: checking the unrestricted sprawl of large built-up areas, preventing neighbouring towns from merging into each other, assisting in safeguarding the countryside from encroachment, preserving the setting and special character of historic towns and assisting in urban regeneration by encouraging the recycling of derelict and other urban land

Green economy	The economic sector devoted to products and services which are intended to minimize or repair harm to the environment e.g. the renewable energy sector and environmentally friendly construction materials.
Greenfield	The term greenfield was originally used in construction and development to reference land that has never been used (e.g. green or new), where there was no need to demolish or rebuild any existing structures.
Green infrastructure	A network of multi-functional green space that is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Greenhouse gas (GHG)	Gases that are considered to be a major cause of global warming, including carbon dioxide, methane and nitrous oxide.
Groundwater	Naturally occurring water below ground level, used for water supply purposes and being the source for streams, rivers and ponds.
Gypsies and Travellers	Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds of their own or their family's or dependents' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of Travelling Showpeople or circus people travelling together as such. Irish Travellers with a heritage of travelling are often referred to as Traveller.
Habitable rooms	The main living rooms, bedrooms and kitchen of a dwelling.
Habitat Regulations Assessment (HRA)	The Habitats Directive provides legal protection for habitats and species of European importance. If a plan or project is likely to have a significant impact on internationally designated sites then the Council must undertake an Appropriate Assessment.
Heritage assets	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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Household	One person living alone or a family or a group of people living at the same address and sharing domestic facilities and housekeeping arrangements.
Housing market area	The general area within which people most often move house. These will typically cover the administrative areas of multiple councils.
Housing needs survey	Survey undertaken to ascertain the level, type and distribution of housing need within the borough.
Housing register	The Borough Council register of persons who qualify to be allocated housing accommodation under the Housing Act 1996.
Important open spaces	Areas of open space within or adjacent to settlements which are of amenity value to the public, clearly visible and important to the character of the settlement and the street scene.
Infilling	The filling of an underdeveloped plot in an otherwise built-up frontage by not more than two dwellings.
Infrastructure	The services required to support development including highways, sewerage and utilities.
Insetting	Where a village is excluded from the Green Belt boundary. Currently the villages in Guildford are washed over by the Green Belt and form part of it.
Intermediate affordable housing	Housing at prices and rents above those of social rent but below market price or rents. These can include shared equity (e.g. HomeBuy) and other low cost homes for sales, and intermediate rent.
Large scale major development	A large scale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a major development. For all other uses a large scale major development is one where the floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more.
Lifetime homes	A series of sixteen design criteria (including stairs, entrances and so on) intended to make homes

	more easily adaptable for lifetime use thereby ensuring that homes are useable by people of varying age and ability, thus extending the building's useful life.
Listed Buildings	Buildings listed by the Secretary of State for Culture Media and Sport as being of special architectural or historic interest. (PPG 15 refers).
Listed buildings consent	Proposals to demolish a listed building or alter or extend it in any way that affects its character require listed building consent.
Local Housing Allowance (LHA)	LHA is the name for housing benefit for tenants of privately rented accommodation. LHA is a flat rate allowance towards rent costs, calculated based on the circumstances of the tenant (such as family size) and the broad area they live in. The scheme has been designed to pay the same amount to tenants with similar circumstances living in the same area. If a household's rent is less than the 'Valuation Office determined' LHA for the type of property, their claim will be assessed on their rental liability, not the LHA amount. If their rent is more than the LHA they will normally have to pay the extra themselves. Guildford borough is split between two LHA areas, one that includes the west of the borough, the other covering the majority of the borough.
Local Plan	A plan for development prepared by local planning authorities. It forms part of the development plan system set out in the Town and County Planning Act 1990.
Local planning authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
Local Transport Plan (LTP)	Under the Transport Act 2000, as modified by the Local Transport Act 2008, the local transport authority is required to prepare a Local Transport Plan (LTP) containing (a) their policies for the promotion and encouragement of safe, integrated, efficient and economic transport to, from and within their area, and (b) their proposals for the implementation of those policies. Surrey County Council is the statutory local transport authority for the administrative county of Surrey, including Guildford borough. Surrey County Council's Local Transport Plan is called the 'Surrey Transport Plan'.
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through

	restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices (including office open to the public); and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).
Minor development	Minor development is one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, a site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.
Mixed use	A site that is developed for more than one use e.g. retail, residential, business, leisure etc
Mobile Home	Caravan or other movable structure used as a dwelling
Monitoring	To observe and review the progress and implementation of local planning policies. The local planning authority must prepare an annual monitoring report as part of the Local Plan
National Planning Policy Framework (NPPF)	National planning document that sets out national planning policies which local policies which local policies are required to comply with
National Planning Practice Guidance (NPPG)	Guidance provided by national government to support policies in the National Planning Policy Framework (NPPF).
New employment development	Development on a site not previously in an industrial, warehousing or business use
Neighbourhood plans	A development plan covering a specific designated neighbourhood area. Neighbourhood plans are prepared by a parish council, or neighbourhood forum in non-parished areas. They help decide the outcome of planning decisions, along with the Local Plan, national policy and other considerations and can help decide, how the area should grow and develop and what should be protected.
Older people	People over retirement age, including the active, newly-retired, through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.
Outstanding planning	Development for which Planning Permission has been granted but has not yet been fully

permission	implemented.
Park and Ride	The provision of a car park on the edge of a settlement together with a bus service into the town / city centre intended to reduce private car journeys into the central area.

Pitch	A piece of land of various sizes which generally accommodates one mobile home and one touring caravan, amenity and storage space, an amenity building and parking.
Planning policy guidance notes	Guidance documents issued by central government which together with Department of the Environment Transport and the Regions circulars guide Local Planning Authorities in the interpretation and application of Government's planning policies and the relevant legislation.
Plot	A piece of land of unspecified size accommodating Travelling Showpeople's caravans, trailers, mobile homes and sometimes equipment. Sometimes called a yard.
Previously Developed Land (PDL)	Also known as brownfield 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.
Primary material	Raw material, extracted or harvested, that has not been processed or used before
Protected species	A species protected by the Wildlife and Countryside Act 1981
Regional spatial strategy (RSS)	A regional planning policy document, the RSS for Guildford was the South East Plan 2009. This was abolished under the Localism Act 2011. The only policy relevant to Guildford that was retained is NRM6 relating to Thames Basin Heaths Special Protection Area.
Renewable energy	Energy produced from renewable sources, e.g. wind, water, plants or sunlight, rather than by burning fossil fuels (coal, gas and oil.)
Rural business centre	A development providing small scale business units in a rural area and allocated as such on the proposals map.
Rural exception sites	Small sites identified in rural areas used for affordable housing and to remain so indefinitely in order to meet local housing needs of rural communities where sites would not normally be used for housing due to other policies. Small numbers of market homes may be allowed

	at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.
Safeguarded land	Safeguarded land is land between the urban area and the green belt that will not be developed unless required by a further review of the local plan".
Secondary material	Manufactured material that has already been used at least once before, and is to be used again. For example, concrete that is crushed and used again as secondary aggregates.
Section 106 Agreement	Legal agreement (Town and Country Planning Act 1990 as amended) between planning authorities and developers. Planning obligations required for a specific proposal to make a development acceptable in planning terms.
Sequential Test (flooding)	The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding), with higher risks zones 2 and 3 only considered if no other alternatives exist and an Exception Test is applied where necessary.
Sequential test (town centre uses)	Local Planning Authorities are advised to apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. Applications for main town centre uses should be located in town centres, then edge of centre locations and only if suitable sites are not available should out of centre sites be considered. Preference is given to accessible sites that are well connected to the town centre.
Settlements	A collection of dwellings forming a community, ranging in size from a small number of dwellings grouped together up to large cities of several million inhabitants
Site of Special Scientific Interest (SSSI)	Sites notified by English Nature as being of national importance for wildlife or geological reasons.
Sites of Nature Conservation Importance (SNCI)	A local planning designation. It is an area (non-statutory) approved by the Surrey Nature Conservation Liaison Group as being of county or regional wildlife value, and designated through Council procedures.
Social rented housing	Affordable housing type. Housing where the rent charged is controlled by the National Rent Regime to ensure that it is kept affordable to people on lower incomes, typically 40-50% of market rents.

Special area of conservation	An area designated through the Natura 2000 process as being of European nature conservation importance.
Special Area of Conservation (SAC)	An SSSI additionally designated a Special Area of Conservation under the European Community's Habitats Directive 1992 (92/43/EEC), in order to maintain or restore priority natural habitats and wild species. Together with SPA's, SAC's compromise the European Union's 'Nature 2000' network of habitats of pan-European nature conservation importance.
Special Protection Area (SPA)	An SSSI additionally designated a Special protection Area under the European Community's Directive (79/409/eec) on the conservation of wild birds 1979, because of the need to protect threatened birds, their eggs, nests and habitats.
Strategic employment	An employment site which provides at least 100 jobs, based in at least 1.5ha of land with 7,000sq m of floorspace
Strategic Environmental Assessment SEA) /Sustainability Appraisal (SA)	Sustainability Appraisal is a tool for appraising policies to ensure that they reflect sustainable development objectives (that is, social, economic and environmental factors) and required by the Planning and Compulsory Purchase Act 2004 to be undertaken for Local Development Documents. Strategic Environmental Assessment is the environmental assessment of plans, policies and programmes, formally required by the European SEA Directive (2001/42/EC) and in the UK incorporated into the process of Sustainability Appraisal in respect of Local Development Documents.
Strategic Flood Risk Assessment (SFRA)	Technical study assessing the flood risk to an area from flooding from all sources, now and in the future
Strategic Housing Land Availability Assessment	Technical study assessing the potential of sites to accommodate residential development in the future
Strategic Housing Market Assessment (SHMA)	Technical study analysing the level and type of housing need across a market area

Strategic planting	The large scale landscaping treatment for a new development designed both to integrate it into the existing landscape and to give it an attractive character.
Sui generic uses	These are uses which do not fall into any specific use class. They are effectively in their own use class. Such uses include theatre, amusement arcade, funfair, launderette, sale of fuel, sale or display for sale of motor vehicles, taxi business or hire cars, scrapyards, hostel, waste disposal installation, retail warehouse club, night-club, casino.
Suitable Alternative Natural Green Space (SANG)	Suitable Alternative Natural Green Spaces are green spaces (parks, woodlands, playing fields etc.) provided in areas where development could bring increased visitor pressure on Special Protection Areas (SPAs). They are a central element of the Council's Special Protection Area Strategy for the Thames Basin Heaths and aim to reduce pressure on the SPAs by providing attractive green spaces that people can use for recreation instead of the SPA.
Sustainable development	Whilst there is no definitive or legal definition of sustainable development, it is generally accepted that the 1987 Report of the World Commission on Environment and Development – the Brundtland Commission's definition is a reasonable one. "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs" The Ministerial foreword of the NPPF defines sustainable as 'ensuring that better lives for ourselves don't mean worse lives for future generations'
Sustainable Urban Drainage Systems/ Sustainable Drainage Systems (SUDS, SuDS)	A drainage system designed to reduce surface water flooding impacts from new development through the use of natural systems e.g. by creating ponds and swales and using permeable materials for hard surfaces.
Sustainable transport modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

Town centre	<p>Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.</p> <p>References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.</p>
Traffic calming	Works to slow down and/or discourage motor traffic. These may include road humps, rumble strips, raised sections of road known as tables and "gateways" at the entrance to settlements.
Transit site	A permanent site with facilities provided for short-term temporary use by travellers on the move.
Travellers	For the purposes of planning policy, "gypsies and travellers" means: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. (Planning Policy for Traveller Sites (August 2015))
Travelling Showpeople	Members of a group organised for the purpose of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined in Circular 01/2006.
Tree Preservation Order (TPO)	An order made by a local planning authority under the Town and Country Planning Act 1990 which has the effect of preserving a tree, trees or woodlands in the interests of amenity.
Unallocated land	Land that is not allocated by the development plan for any particular use
Urban	Urban areas are those with characteristics that are in keeping with towns or cities.
Vernacular architecture	The traditional architecture of an area, used typically for houses cottages and farm buildings and constructed of the locally available materials. Vernacular architecture was prevalent until the coming of the railways in the mid 19th century made the importing of building materials from outside the local area an economic proposition.
Viability	The ability to become actual, useful and practicable.

Village frameworks	A special designation for settlements of particularly complete historic character within which a more than usually restrictive planning policy towards residential development is considered appropriate.
Washed over	This is where a notation such as Green Belt covers a site or settlement and therefore the policies apply to areas that are 'washed over' or covered by the designation. Washed over is a term that was previously adopted by now superseded Planning Policy Guidance Note 2.
Wildlife corridors	Continuous green spaces which allow the movement of animals and the dispersal of plants through built up areas. These may include many different land types eg: railway margins (used or disused), derelict land, hedgerows, playing fields, small woods and stream banks.
Windfall	The development of unallocated housing sites which occurs throughout a plan period and which must be taken into account in determining the residual housing requirement for the plan.