

## Section 14 – Glossary

- **Ancient Woodland:** an area that's been wooded continuously since at least 1600 AD.
- **Affordable housing:** 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).
- **Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Buffer Zones:** Relatively sensitive and narrow gaps of undeveloped countryside outside of Green Belt, where there is a risk of coalescence, as a result of development pressure.
- **Change of Use** - A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary to change a "use class".
- **Community Infrastructure Levy (CIL)** – a fixed, non-negotiable contribution that must be made by new development. It is chargeable on each net additional square metre of development built and is set by WBC.
- **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.
- **Conservation area** - an area of notable environmental or historical interest or importance which is protected by law against undesirable changes.
- **Consultation Statement:** a statement submitted by the qualifying body detailing the public consultations undertaken in its neighbourhood Development Plan
- **Dark Sky:** a place where the darkness of the night sky is relatively free of interference from artificial light.
- **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.
- **Green infrastructure:** A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.
- **Habitats Regulations Assessment (HRA):** is a process that determines whether or not development plans could negatively impact on a recognised protected European site beyond reasonable scientific doubt.
- **Habitats site:** Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.
- **Heritage Statement:** outlines the overall significance of a building, conservation area, neighbouring heritage assets and its setting.
- **Homeworking:** is defined as a person who is working from their house, apartment, or place of residence, rather than working from the office.
- **Local Green Space:** is a designation that provides special protection against development for green areas of particular importance to local communities.
- **Local Plan:** Local Plans set out a vision and a framework for the future development of the area, addressing needs and opportunities in relation to housing, the economy, community facilities and

infrastructure – as well as a basis for safeguarding the environment, adapting to climate change and securing good design for the area they cover. They are a critical tool in guiding decisions about individual development proposals, as Local Plans (together with any Neighbourhood Development Plans that have been made) are the starting point for considering whether applications can be approved. It is important for all areas to put an up-to-date Local Plan in place to positively guide development decisions.

- **Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. For Cold Ash, this is West Berkshire Council.
- **Local Wildlife Sites (LWS):** are areas with locally significant nature conservation value. They come in all shapes and sizes, from small wildflower meadows and secluded ponds to ancient woodlands. Most are owned by private individuals.
- **National Planning Policy Framework (NPPF):** the national planning policy document which sets out the Government's planning policies for England and how these are expected to be applied.
- **Non-strategic policies:** Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
- **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.
- **Previously developed land/ 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.
- **Priority habitats and species:** Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
- **Qualifying Body:** The makers of a neighbourhood plan – in our case, Cold Ash Parish Council
- **Section 106 agreement (or s106)-** A mechanism under section 106 of the Town and Country Planning Act 1990 which makes a development proposal acceptable in planning terms that would not otherwise be acceptable.
- **Section 278 agreement (or s278)** is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the council (in our capacity as the Highway Authority) to make permanent alterations or improvements to a public highway, as part of a planning approval.
- **Settlement boundaries** - These identify the areas in the district of primarily built form, rather than countryside. They identify areas within which development of brownfield land may normally be appropriate, including infilling, redevelopment and conversions in accordance with Government Policy and Guidance (NPPF and NPPG). They do not include a presumption for the development of greenfield land such as playing fields and other open space. Identified built-up area boundaries do not necessarily include all existing developed areas.
- **Stepping-stones:** Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
- **Strategic environmental assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

- **Sunken lanes:** these are lanes that have been developed through historical use. Their appearance is sunken, due to the erosion through use over many years. They are seen as a strong historical feature, and one that needs to be protected
- **Sustainable Drainage Systems (SUDS):** are drainage systems that are considered to be environmentally beneficial, causing minimal or no long-term detrimental damage. They are designed to manage stormwater locally (as close its source as possible), to mimic natural drainage and encourage its infiltration, attenuation and passive treatment.
- **Supplementary Planning Documents (SPD)** - Supplementary Planning Documents may cover a range of issues, both topic and site specific, which may expand policy or provide further detail to policies contained in a Development Plan Document, where they can help applicants make successful applications or aid infrastructure delivery.
- **Thames Valley Environmental Records Centre (TVERC):** manages and shares information on species, habitats and important wildlife and geological sites in Berkshire and Oxfordshire.
- **Tree Preservation Order:** an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.
- **Use Classes Order** - The Town and Country Planning (Use Classes) Order 1987 (As amended in 1995, 2005 and 2013) puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
- **Wildlife corridor:** Areas of habitat connecting wildlife populations.
- **Windfall Sites:** those sites which become available for development unexpectedly and are therefore not included as allocated land in a planning authority's development plan.