

## Glossary 4

## Appendix 4: Glossary

Term	Acronym	Explanation
<b>Above Ordnance Datum</b>	AOD	Above sea level.
<b>Adoption</b>		Formal approval by the Council of a DPD whereupon it achieves its full weight.
<b>Affordable Housing</b>		<p>Affordable housing is defined in the National Planning Policy Framework (NPPF) as:</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. 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 local authorities or private registered providers of social housing to households who are eligible for social 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).</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>

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		<p>The Council uses the above definition of affordable housing and defines the term affordable as accommodation which is available at a price or rent which is not more than 30% of a household's net income.</p> <p>Affordable housing is normally and preferably provided on-site and through Housing Associations (Registered Providers; RP). Affordable housing can sometimes be provided on sites owned by the Housing Associations, but more often the provision comes through obligations placed on developments by the planning system.</p>
<b>Ancient woodland</b>		An area that has been wooded continuously since at least 1600AD.
<b>Annual Monitoring Report</b>	AMR	Annual statement monitoring progress on the Local Plan and on the implementation of policies. Also known as Authority Monitoring Report.
<b>Area of Outstanding Natural Beauty</b>	AONB	A national designation to conserve and enhance the natural beauty of the landscape. The North Wessex Downs AONB covers 74% of West Berkshire.
<b>Atomic Weapons Establishment</b>	AWE	
<b>Biodiversity Opportunity Area</b>	BOA	An area where biodiversity improvements are likely to have the most beneficial results at a strategic scale.
<b>Brownfield land</b>		See 'Previously Developed Land'.
<b>Community Infrastructure Levy</b>	CIL	A levy charged on most new development within the local authority area. The money is used to pay for new infrastructure as a result of the new development.
<b>Conservation Area</b>		Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment.
<b>Conservation Area Appraisal</b>		A study to determine whether an area is of sufficient quality to justify designation as a Conservation Area.
<b>Core Strategy</b>		The overarching DPD in the Local Plan which sets out the overall spatial planning policies and objectives for an area.
<b>Council</b>		In this context, the local planning authority; in this case West Berkshire Council. References to full Council are to the meeting of all elected members which is the Council's supreme decision making body.
<b>Curtilage</b>		The area of land around a property, eg. gardens, grounds.

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<b>Daily Vehicle Movements</b>		The number of individual vehicle trips in and out of a site over the course of a day.
<b>Density</b>		A measurement of how intensively land is occupied by built development.
<b>Development Plan</b>		<p>The development plan sets out the policies and proposals for the development, conservation and use of land in a local planning authority's area. The development plan consists of adopted Local Plans (i.e. Development Plan Documents) and NDPs.</p> <p>The Development Plan for West Berkshire is currently made up of the following documents:</p> <ul style="list-style-type: none"> <li>• Core Strategy DPD</li> <li>• West Berkshire District Local Plan 1991-2006 (Saved Policies 2007)</li> <li>• Replacement Minerals Local Plan for Berkshire (Saved Policies)</li> <li>• Waste Local Plan for Berkshire (Saved Policies)</li> <li>• The South East Plan (May 2009), only insofar as Policy NRM6 applies</li> </ul>
<b>Development Plan Document</b>	DPD	A statutory document which is the primary consideration in determining planning applications. It is required to undergo public testing (inquiry or examination before an independent inspector or panel).
<b>Duty to Cooperate</b>	DtC	Section 110 of the Localism Act places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other when preparing DPDs in order to address strategic planning issues relevant to their areas. The Duty requires that councils engage constructively, actively and on an ongoing basis to develop strategic policies and adopt joint approaches to plan making. Paragraph 156 of the NPPF sets out the strategic issues where co-operation might be appropriate.
<b>Evidence Base</b>		Background information on the District, including its needs and predictions of what might be needed in the future.
<b>Examination</b>		In this context the forum at which an independent inspector considers the soundness and legal compliance of a development plan document.
<b>Extended phase 1 habitat survey</b>		As a Phase 1 habitat survey (see definition below), but also considers species.
<b>Five Year Housing Land Supply</b>		This is a requirement set out in paragraph 47 of the NPPF for Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth

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		of housing against their housing requirements with an additional buffer of between 5-20% where appropriate (moved forward from later in the plan period) to ensure choice and competition in the market for land.
<b>Flood areas (as defined by the Environment Agency):</b>		<ul style="list-style-type: none"> <li>• <b>Flood Zone 2:</b> comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year.</li> <li>• <b>Flood Zone 3a:</b> comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (&gt;1%) or a 1 in 200 or greater annual probability of sea flooding (&gt;0.5%) in any year.</li> <li>• <b>Functional flood plan (3b):</b> defined as land where water has to flow or be stored in times of flood.</li> <li>• Any other land is classed as Flood Zone 1; land at no appreciable risk of flooding from rivers or tidal flooding.</li> </ul>
<b>Flood Risk Assessment</b>	FRA	An assessment identifying the risk of flooding, particularly in relation to residential, commercial and industrial land use.
<b>Flood types</b>		<ul style="list-style-type: none"> <li>• <b>River flooding:</b> River flooding happens when a river or stream cannot cope with the water draining into it from the surrounding land - for example, when heavy rain falls on the ground that is already waterlogged.</li> <li>• <b>Surface water flooding:</b> This occurs when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.</li> <li>• <b>Sewer flooding:</b> This occurs when sewers are overwhelmed by heavy rainfall or when they become blocked.</li> <li>• <b>Groundwater flooding:</b> This occurs when levels of water in the ground rise above the surface. It can affect property and structures above and below the ground.</li> </ul>
<b>Greenfield land</b>		Land which does not fall within the definition of previously developed land.
<b>Green Infrastructure</b>	GI	A network of multi-functional green space, both new and existing, both rural and urban, which supports natural and ecological processes and which is integral to the health and quality of sustainable communities.
<b>Gypsies, Travellers and Travelling Showpeople</b>		Annex 1 of the Government's 'Planning Policy for Traveller sites' (PPTS, August 2015) defines, Gypsies and Travellers for the purposes of planning policy as:  <i>"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</i>

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		<p><i>have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."</i></p> <p>In determining whether persons are "Gypsies and Travellers", for the purposes of planning policy, Annex 1 (of the PPTS) identifies that consideration should be given to the following:</p> <ul style="list-style-type: none"> <li>a) whether they previously led a nomadic habit of life</li> <li>b) the reasons for ceasing their nomadic habit of life</li> <li>c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances.</li> </ul> <p>Travelling Showpeople are defined in the PPTS for the purposes of planning policy as:</p> <p><i>"Members of a group organised for the purposes 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, but excludes Gypsies and Travellers as defined above."</i></p>
<b>Gypsy and Traveller Accommodation Assessment</b>	GTAA	Government guidance requires local planning authorities to assess need and use a robust evidence base to inform the preparation of local plans. The GTAA establishes the future need for Gypsy and Traveller site provision, along with the provision of plots for Travelling Showpeople within West Berkshire.
<b>Habitats Regulations Assessment</b>	HRA	<p>An assessment of the potential effects of a land-use plan against the conservation objectives of any European sites designated for their importance to nature conservation. These sites form a system of internationally important sites throughout Europe, and are known collectively as the 'Natura 2000 network'.</p> <p>The first stage in the HRA process is a screening for potential impacts on European sites. If there is a probability or a risk that there will be significant effects on site integrity, alone, or in-combination with other relevant plans or projects, (having regard to the site's conservation objectives) then the plan or project must be subject to an Appropriate Assessment of its implications on the site.</p>
<b>Housing Trajectory</b>		Diagram or table showing housing delivery and expected trends of development.

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<b>Housing Market Area</b>	HMA	A housing market area is a geographical area defined by household demand and preferences, reflecting the key functional linkages between places where people live and work.
<b>Infrastructure Delivery Plan</b>	IDP	A document which identifies future infrastructure and service needs for the District over the Core Strategy Plan period.
<b>Inset map</b>		Specific section of a Policies Map.
<b>Landscape Capacity Assessment</b>	LCA	The ability of a landscape to accommodate different amounts of change or development of a specific type.
<b>Landscape Character Assessment</b>		An assessment to develop a consistent and comprehensive understanding of the character of the landscape.
<b>Landscape Sensitivity Assessment</b>	LSA	The degree to which the character and qualities of the landscape are affected by specific types of development and land-use change. Sensitivity depends upon the type, nature and magnitude of the proposed change as well as the characteristics of the landscape.
<b>Landscape and Visual Impact Assessment</b>	LVIA	An assessment of both the landscape and the visual effects of a proposed development undertaken in accordance with the Landscape Institute <i>Guidelines for Landscape and Visual Impact Assessment</i> 3 <sup>rd</sup> ed. 2013.
<b>Legal compliance</b>		Before a Development Plan Document can be adopted it must be found to be 'legally compliant'. This means that the Council must have complied with all the legal requirements, set out in legislation, necessary to prepare and adopt a Development Plan Document.
<b>Listed building</b>		A building or structure of special <i>historical and/or architectural interest</i> considered worthy of special protection and included and described in the statutory List of such buildings published by English Heritage.
<b>Local Development Scheme</b>	LDS	A public statement of the Council's programme for the production of development plan documents.
<b>Local Enterprise Partnership</b>	LEP	Voluntary partnerships between local authorities and businesses set up in 2011 by the Government to help determine local economic priorities and lead economic growth and job creation within the local area. They replaced the Regional Development Agencies. West Berkshire is covered by the Thames Valley Berkshire LEP

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<b>Local Plan</b>	LP	<p>The Local Plan is part of the overall Development Plan for West Berkshire, setting out local planning policies. It comprises a portfolio of DPDs that provides the framework for delivering the spatial strategy for the area.</p> <p>The Local Plan currently comprises the Core Strategy DPD. It will also include the Housing Site Allocations DPD and West Berkshire Minerals and Waste Local Plan when adopted.</p>
<b>Local Planning Authority</b>	LPA	The public authority whose duty it is to carry out specific planning functions for a particular area. Locally this is West Berkshire Council.
<b>Local Wildlife Site</b>	LWS	Defined areas identified and selected locally for their nature conservation value.
<b>Material consideration</b>		Factors which will be taken into account when reaching a decision on a planning application or appeal. Under Section 38 of the Planning and Compulsory Purchase Act 2004, decisions on planning applications 'must be made in accordance with the [development] plan unless other material considerations indicate otherwise'. Material considerations include issues regarding traffic, wildlife, economic impacts and the historical interest of the area (this list is not exhaustive). Issues such as the loss of a view or the impact on property values are not material to planning decisions.
<b>Monitoring</b>		A check of the effectiveness of policies.
<b>National Planning Policy Framework</b>	NPPF	A simplified set of national policies published by the Government in March 2012 that replaces the government guidance formerly contained in Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPSs), Minerals Planning Guidance Notes (MPGs) and Minerals Policy Statements (MPS').
<b>Neighbourhood Development Plan</b>	NDP	Neighbourhood planning document produced by the local community. Sets out policies in a particular area in relation to the development and use of land. Forms part of the development plan when adopted.
<b>Neighbourhood Development Order</b>	NDO	Neighbourhood planning document produced by the local community. Grants planning permission in a particular area for certain types of development specified in the order.
<b>Objectively Assessed Need</b>	OAN	The NPPF (paragraph 47) states that 'to boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local Plan meets the full, <b>objectively assessed needs</b> for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework.

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<b>Parish Plan</b>		Non statutory community led document which sets out a 5 year vision for a community and the actions it needs to take to achieve that vision.
<b>Permeability</b>		Connectivity.
<b>Permitted Development</b>		Certain types of minor changes to houses or businesses can be made without needing to apply for planning permission. These changes can be made under “ <b>permitted development rights</b> ”. They derive from a general planning permission granted not by the local authority but by Parliament. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings.
<b>Phase 1 habitat survey</b>		Provides a record of the semi-natural vegetation and wildlife habitat. The end products of the survey are habitat maps, target notes and statistics. The Joint Nature Conservation Committee has produced a ‘ <i>Handbook for Phase 1 habitat survey – a technique for environmental audit</i> ’.
<b>Pitch</b>		Refers to Gypsy and Traveller site. An area of land on a site/development generally home to one household. Can be varying sizes and have more than one caravan.
<b>Planning and Compulsory Purchase Act 2004</b>		Act which makes provision relating to spatial development and town and country planning; and the compulsory acquisition of land.
<b>Planning condition</b>		A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990 (as amended)) or a condition included in a <i>Local Development Order</i> or <i>Neighbourhood Development Order</i> .
<b>Planning Inspectorate</b>	PINS	National agency which supplies independent planning inspectors.
<b>Planning Policy for Traveller Sites</b>	PPTS	Government planning policy for traveller sites which should be read in conjunction with the National Planning Policy Framework.
<b>Planning Practice Guidance</b>	PPG	On-line guidance produced by the Department for Communities and Local Government in March 2014 that supplements the NPPF and supersedes previous planning practice guidance.
<b>Plot</b>		Refers to Travelling Showpeople yards. An area of land on a site/development generally home to one household. Can be varying sizes, have more than one caravan and allow for an element of storage.
<b>Policies Map</b>		Map showing policy areas on an Ordnance Survey map base.



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<b>Preferred Options</b>		Stage in the preparation of the Housing Site Allocations DPD. Such a stage is optional. The Housing Site Allocations DPD preferred options document set out the preferred housing sites, sites for Gypsies, Travellers and Travelling Showpeoples, as well as policies on residential parking standards, policies to guide residential development in the countryside, criteria for reviewing settlement boundaries and an update to the Core Strategy Sandlesford Park policy.
<b>Previously Developed Land</b>	PDL	Also known as brownfield land. Defined by Government as <i>"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"</i> (NPPF Annex 2).
<b>Prior Notification</b>		<p>Prior approval means that a developer has to seek approval from the local planning authority that specified elements of a development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development. The matters which must be considered by the local planning authority in each type of development are set out in the relevant parts of Schedule 2 to the General Permitted Development Order.</p> <p>Prior Notification applications are required under the General Permitted Development Order 1995 (as amended). They can include proposals such as larger household extensions outside of conservation areas (Part 1) and specific changes of use (Part 3).</p>
<b>Public Rights of Way</b>	PRoW	Public footpath and bridleways as defined in the Countryside and Rights of Way Act 2000. The phrase 'rights of way' include the above and permissive routes where there is no legal right of way but access is permitted by the landowner.
<b>Regulations</b>		Town and Country Planning (Local Planning) (England) Regulations 2012 which set out the statutory requirements for preparing local plans.

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<b>Rural exception sites</b>		Defined in the NPPF as <i>"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. 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"</i> .
<b>Rural Service Centres</b>		Rural Service Centres form part of the settlement hierarchy. They provide a range of services and have reasonable public transport provision with opportunities to strengthen their role in meeting requirements of surrounding communities. The Rural Service Centres include Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne and Theale.
<b>Saved Development Plans or Policies</b>		Several policies of the West Berkshire District Local Plan 1991-2006, the Replacement Minerals and Waste Local Plan for Berkshire and the Waste Local Plan for Berkshire have been saved and form part of the West Berkshire Development Plan.
<b>Section 106 Agreements</b>		Legal agreements entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Also referred to as Planning Obligations. Section 106 agreements differ to CIL in that whilst they secure monies to be paid to fund infrastructure to support new developments, the agreements are negotiable and not all new development is subject to such agreements.
<b>Service Villages</b>		Service Villages form part of the settlement hierarchy. They include a more limited range of services and only have some limited development potential. Service Villages include Aldermaston, Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury and Woolhampton.
<b>Settlement Boundary</b>		Settlement boundaries identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.
<b>Settlement Hierarchy</b>		Set out within the Council's Core Strategy (policy ADPP1), settlements within the hierarchy are those which are the focus for development.

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<b>Site of Special Scientific Interest</b>	SSSI	Identified protected areas of nature conservation and scientific value identified by Natural England as being of national (and sometimes international) importance.
<b>Smart motorway</b>		Smart motorways help relieve congestion by converting the hard shoulder to a running lane using technology to monitor traffic flow and vary the mandatory speed limits to keep traffic moving smoothly.  Highways England are making the M4 between junctions 3 (Hayes) and 12 (Theale) a smart motorway.
<b>Soundness</b>		Soundness means founded on a robust and credible evidence base. For a DPD to be sound it must be positively prepared (to meet development needs) justified, effective (deliverable) and consistent with national policy.
<b>Source Protection Zone</b>	SPZ	SPZs are defined by the Environment Agency for groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. The size and shape of a zone depends upon subsurface conditions, how the groundwater is removed, and other environmental factors.
<b>Spatial Strategy</b>		An integrated planning/development strategy aiming to achieve a range of objectives.
<b>Special Area of Conservation</b>	SAC	An area designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
<b>Special Protection Area</b>	SPA	An area designated to protect rare and vulnerable birds under EC Directive 79/409.
<b>Statement of Consultation</b>	SoC	Sets out how the Council has undertaken consultation in preparing its Housing Site Allocations DPD. This document is also known as a Consultation Statement.
<b>Stakeholder</b>		In this context an organisation or individual with an interest in local planning matters.
<b>Statement of Community Involvement</b>	SCI	Adopted document setting out how the Council will involve the community in the planning process.
<b>Strategic Environmental Assessment</b>	SEA	An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of any impacts.

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<b>Strategic Flood Risk Assessment</b>	SFRA	A document required by the NPPF which is produced in consultation with the Environment Agency, used to inform the Local Plan. Its primary purpose is to determine the variation of flood risk from all sources of flooding across the District.
<b>Strategic Housing Land Availability Assessment</b>	SHLAA	A document required by the NPPF. It identifies sites that have potential for housing development and assesses their development potential and when they are likely to be developed. The SHLAA does not allocate sites for development; rather it informs the preparation of the documents that do (ie. Housing Site Allocations DPD).
<b>Strategic Housing Market Assessment</b>	SHMA	Evidence document that provides detailed information about existing and future housing needs and demand in the local authority area and in the wider housing market area.
<b>Statutory</b>		Required by law (statute), usually through an Act of Parliament.
<b>Submission</b>		Stage at which a prepared DPD is presented to Secretary of State.
<b>Sustainable Development</b>		<p>The main dimensions of sustainable development as identified in the UK's strategy for sustainable development ('a better quality of life, a strategy for sustainable development' 1999) are as follows:</p> <ul style="list-style-type: none"> <li>• social progress which recognises the needs of everybody</li> <li>• effective protection of the environment</li> <li>• prudent use of natural resources</li> <li>• the maintenance of high and stable levels of economic growth and employment</li> </ul> <p>The NPPF contains a "presumption in favour of sustainable development" requiring plan making to positively seek opportunities to meet the development needs of the area with sufficient flexibility to adapt to rapid change and approve development proposals that accord with the development plan unless material considerations indicate otherwise.</p>
<b>Supplementary Planning Document</b>	SPD	A document which provides more detailed advice or guidance on the policies in the Local Plan.
<b>Supplementary Planning Guidance</b>	SPG	Planning guidance produced under the previous planning system. They give additional guidance in support of policies in statutory planning documents.

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<b>Sustainability Appraisal</b>	SA	An appraisal of the economic, social and environmental impacts of policies and proposals. It incorporates Strategic Environmental Assessment (SEA) – see above. The SA Scoping Report identifies the information needed for the appraisal, and describes the methodology for undertaking sustainability appraisal.
<b>Sustainable Drainage System</b>	SuDS	A sequence of management practices and control structures designed to drain surface water in a sustainable manner.
<b>Thames Valley Berkshire Local Enterprise Partnership</b>		The Local Enterprise Partnership (see LEP).
<b>Transit provision</b>		Refers to Gypsy and Traveller site which is intended for short stays and contains a range of facilities. There is normally a limit on the length of time residents can stay.
<b>Transport Assessment</b>	TA	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
<b>Transport Statement</b>	TS	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
<b>Travel Plan</b>	TP	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
<b>Tree Preservation Order</b>	TPO	Trees which are protected under the Town & Country Planning Act 1990 (as amended). A TPO makes it an offence to wilfully damage or destroy a protected tree.
<b>Unitary Authority</b>		A single tier local authority providing a full range of local government functions. West Berkshire Council is a unitary authority.
<b>Village Design Statement</b>	VDS	A parish, town or village design statement (VDS) is a community led document which is intended to influence the operation of the statutory planning system. A VDS describes the distinctive visual qualities and characteristics of a particular area and sets out clear design guidance for any future development in it.
<b>West Berkshire Living Landscape</b>		A project based around the Greenham and Crookham Plateau and part of Kennet Valley East BOAs on the edge of Newbury and Thatcham and which includes Greenham Common, Thatcham

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		Reedbeds and Bowdown Woods Nature Reserve. It is one of the key delivery mechanisms for ensuring biodiversity gains across the Greenham Common area.