

# General Glossary of Planning Terms

Waverley Borough Council | General Glossary of Planning Terms

**IMPORTANT NOTE:** This glossary does not provide legal definitions, but acts as a guide to key planning terms.

### **Affordable Housing** (from *Planning Policy Statement 3: Housing*)

"Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market."

### **Affordable Housing Viability Study**

A viability statement to inform the consideration of options for affordable housing policies.

### **Amenity** (from Communities and Local Government)

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

### **Amenity Green Space** (from Communities and Local Government)

Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality.

### **(Scheduled) Ancient Monument**

A building or structure above or below ground whose preservation is of national importance and which has been scheduled by the Secretary of State for Culture, Media and Sport because of its historic, architectural, or traditional artistic or archaeological interest.

### **Annual Monitoring Report (AMR)**

A report submitted to the government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

### **Air Quality Management Strategy** (from Communities and Local Government)

A designation made by a local authority where an assessment of air quality results in the need to devise an action plan to improve the quality of air.

### **Area Action Plan**

A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (e.g. major regeneration).

### **Areas of Great Landscape Value (AGLV)**

Areas of high visual quality designated by Surrey County Council as being of county-wide importance.

### **Areas of Outstanding Natural Beauty (AONB)**

An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB represent the nation's finest landscapes. AONB are designated by the Countryside Agency.

### **Areas of Strategic Visual Importance (ASVI)**

Areas designated by the Borough Council, because of the crucial role they play in establishing the character of a locality and preventing a merging of developed areas within or on the edge of a settlement.

### **Bio-diversity**

The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

### **Biomass**

Living matter within an environmental area, for example plant material, vegetation, or agricultural waste used as a fuel or energy source.

### **BREEAM** (from [www.breeam.org](http://www.breeam.org))

The BREEAM (British Research Establishment Environmental Assessment Method) family of assessment methods and tools are all designed to help construction professionals understand and mitigate the environmental impacts of the developments they design and build.

### **Brownfield Land and Sites.**

**See:** Previously Developed Land

### **Building a Greener Future** (from Communities and Local Government)

This policy statement confirms the Government's intention for all new homes to be zero carbon by 2016 with a major progressive tightening of the energy efficiency building regulations - by 25 per cent in 2010 and by 44 per cent in 2013 - up to the zero carbon target in 2016.

### **Buildings of Special Architectural or Historic Interest**

A list of these is compiled by the Secretary of State for Culture, Media and Sport in accordance with Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A specific form of consent known as 'Listed Building Consent' is required for their alteration, extension or demolition. **See also:** Listed Building.

### **Building Regulations**

The Building Control Service is responsible for the application and enforcement of the Building Regulations 2000. The main purpose of the Regulations is to ensure the health and safety of people in or about buildings. They are also concerned with energy conservation and with making buildings more convenient and accessible for people with disabilities.

### **Circulars**

Documents issued by government departments, containing advice and current policy.

### **Climate Change**

Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

### **Code for Sustainable Homes**

A new national standard for sustainable design and construction of new homes launched in December 2006. The Code measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package, and minimum standards are set for energy and water use at each level.

### **Combined Heat and Power (CHP)**

The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.

### **Commercial Land**

**See:** Industrial and Commercial Land

### **Conservation Areas**

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

### **Core Strategy**

A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area. See also Development Plan Documents.

### **Cultural Strategy**

A Cultural Strategy aims to "promote the cultural well-being" of the area it covers.

### **Density**

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

### **Development**

Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or

under land, or the making of any material change in the use of any building or other land."

### **Development Control**

The process whereby a local planning authority receives and considers the merits of a planning application and whether it should be given permission having regard to the development plan and all other material considerations.

### **Development Plan Documents (DPDs)**

Development Plan Documents (DPDs) are prepared by local planning authorities and form an essential part of the Local Development Framework, outlining the key development goals. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. Development Plan Documents include the core strategy and, where needed, area action plans.

### **Dwelling & Dwelling House**

A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling may be a house, bungalow, flat, maisonette or converted farm building.

### **Eco-towns**

Exemplar "green developments" being considered as part of a government programme looking at a shortlist of locations. They will meet the highest standards of sustainability, including low and zero carbon technologies and quality public transport systems. They will make use of brownfield land and surplus public

sector land where practical and lead the way in design, facilities and services, and community involvement.

### **Employment Land Review**

Assessment of the supply of, and demand for employment land within Waverley.

### **Evidence Base**

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Local Development Documents, including physical, economic, and social characteristics of an area.

### **Flood plain**

Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.

### **Gypsy and Traveller Accommodation Assessment (GTAA)**

A survey of current Gypsy, Traveller and Travelling Showpeople facilities and needs carried out over 2006-2007.

### **Gross Domestic Product (GDP)**

Gross Domestic Product (GDP) provides a measure of the total economic activity in a region. GDP is often referred to as one of the main 'summary indicators' of economic activity and references to 'growth in the economy' are quoting the growth in GDP.

### **Green Belt (not to be confused with the term 'greenfield')**

A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to check the unrestricted sprawl of large built up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land

### **Greenfield Sites**

Land (or a defined site) usually farmland, that has not previously been developed.

### **Habitable rooms**

Any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.

### **Habitats Directive** (from [www.naturalengland.org.uk](http://www.naturalengland.org.uk))

The Habitats Directive (Council Directive 92/43/EEC of 21 May 1992) requires EU Member States to create a network of protected wildlife areas, known as Natura 2000, across the European Union. This network consists of Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), established to protect wild birds under the Birds Directive (Council Directive 79/409/EEC of 2 April 1979). These sites are part of a range of measures aimed at conserving important or threatened habitats and species.

### **Habitats Regulation Assessment** (from [www.communities.gov.uk](http://www.communities.gov.uk))

A Habitats Regulations Assessment (HRA) tests the impacts of a proposal on nature conservation sites of European importance and is a requirement under EU legislation for land use plans and projects.

### Healthchecks

The Market Town Healthchecks were an initiative of the former Countryside Agency and are part of a national toolkit that has been designed to help local people assess the economic, environmental and social strength of their towns and to work out what needs to be done to overcome any problems.

### Housing Associations

A common term for the 2000 or so independent, not-for-profit organisations registered with and regulated by the Housing Corporation. Housing Associations are able to bid for funding from the Housing Corporation. **See also:** Registered Social Landlords.

### Housing Corporation

The national Government agency that funds new affordable housing and regulates housing associations in England.

### Housing Needs Surveys

The purpose of the study was to examine the housing requirements (needs, aspirations and demands) for the communities and households of the Borough. The first Housing Needs Surveys for Waverley was produced in 2001, with updates in 2003 and 2005.

### Industrial and Commercial Land

This includes development classified as B1-B8 (inclusive) in the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006 and other commercial uses, such as those classified under Sui-Genesis.

### Infill development

The development of a relatively small gap between existing buildings.

### Infrastructure and Services

Basic services necessary for development to take place. This includes hard infrastructure, such as roads, as well as local services, such as schools and doctors surgeries.

### Intermediate Housing (from *Planning Policy Statement 3: Housing*)

"Housing at prices and rents above those of social rent, but below market price or rents and which meet the criteria set out above. These can include shared equity products (e.g. Homebuy), other low cost homes for sale and intermediate rent."

### Kyoto Protocol (from [www.unfccc.int](http://www.unfccc.int))

The Kyoto Protocol is an international agreement, which came into force in 2005, linked to the United Nations Framework Convention on Climate Change. The major feature of the Kyoto Protocol is that it sets binding targets for 37 industrialised countries and the European community for reducing greenhouse gas (GHG) emissions.

### Landscape Appraisal

A method of assessing appearance and essential characteristics of a landscape.

### Landscape Character

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

### **Lifetime Homes Standards**

Criteria developed to help house builders produce new homes flexible enough to deal with changes in life situations of occupants (e.g. caring for young children, temporary injuries, declining mobility with age.)

### **Listed Building**

A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

### **Local Area Agreement (LAA)**

A three year agreement, based on local Sustainable Community Strategies, that sets out the priorities for a local area agreed between Central Government, represented by the Government Office (GO), and a local area, represented by the local authority and other key partners through Local Strategic Partnerships (LSPs).

### **Local Development Documents (LDDs)**

These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory

development plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

### **Local Development Framework (LDF)**

The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents. The LDF will also comprise of the Statement of Community Involvement, the Local Development Scheme, the Annual Monitoring Report and any Local Development Orders or Simplified Planning Zones that may have been added.

### **Local Nature Reserve (LNR)**

A habitat of local significance for nature conservation.

### **Local Landscape Designation (for example, 'Area of High Landscape value')**

Non-statutory and locally designated areas outside the national landscape designations, which are considered by the local planning authority to be of particular landscape value to the local area.

### **Local Plan**

An old-style development plan prepared by district and other local planning authorities. These plans will continue to operate, with a number of 'saved policies', until they are replaced by the Local Development Framework. **See also:** Saved Policies

### **Local Planning Authority**

The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council. National parks and the Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.

### **Local Strategic Partnership (LSP)**

An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

### **Market Housing** (from *Planning Policy Statement 3: Housing - Annex B*)

"Private Housing for rent or for sale, where the price is set in the open market."

### **Metropolitan Green Belt (MGB)**

**See:** Green Belt

### **National Nature Reserve (NNR)**

An area of national, and sometimes international, importance which is owned or leased by English Nature or bodies approved by them, or is managed in accordance with Nature Reserve Agreements with landowners and occupiers.

### **Open Space**

All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which

can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

### **Planning Policy Guidance (PPG)**

Issued by central government setting out its national land use policies for England on different areas of planning. Planning Policy Guidance Notes are being replaced by Planning Policy Statements as and when they are revised.

### **Planning Policy Statement (PPS)**

Issued by central government to replace the existing Planning Policy Guidance notes, in order to provide greater clarity and remove advice on practical implementation, which is better expressed as guidance rather than policy.

### **Previously Developed Land** (from *Planning Policy Statement 3: Housing - Annex B*)

"Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

The definition includes defence buildings, but 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 parks, recreation grounds and allotments, which, although it may feature paths,

- pavilions and other buildings, has not been previously developed.
- 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 (to the extent that it can be reasonably be considered as part of the natural surroundings)

There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole curtilage should be developed."

### **Public Open Space**

Open space, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).

### **Renewable Energy**

Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

### **Retail Impact Assessment**

An assessment undertaken for an application for retail use on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments.

### **Ramsar Sites**

Sites designated under the European Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.

**Regional Spatial Strategy** (from *Planning Policy Statement 12: Local Spatial Planning p.6*)

"An overall spatial vision for the entire region, identifying the broad locations for growth, often by identification of sub-regions, and major infrastructure requirements, together with the housing numbers to be provided for in Local Development Documents. It provides the regional framework against which local participation in creating Sustainable Community Strategies and Core Strategies takes place.2"

### **Regional Economic Strategy**

A strategy for the region which takes an integrated and sustainable approach to economic development and regeneration by tackling business competitiveness, productivity and the underlying problems of unemployment, skills shortages, social exclusion and physical decay.

### **Regionally Important Geological Site (RIGS)**

A non-statutory regionally important geological or geomorphological site (basically relating to rocks, the Earth's structure and landform).

### **Registered Parks & Gardens**

A national record of the historic parks and gardens which make such a rich and varied contribution to our landscape. This record, known as the *Register of Parks and Gardens of special historic interest in*

*England* and now containing nearly 1450 sites, was established, and is maintained by, English Heritage.

### **Registered Social Landlords (RSLs)**

Technical name for a body registered with the Housing Corporation. Most Housing Associations are RSLs. **See also:** Housing Association and Housing Corporation

### **Rural Exception Sites** (from *Planning Policy Statement 3: Housing*, p.11)

"In providing for affordable housing in rural communities, where opportunities for delivering affordable housing tend to be more limited, the aim should be to deliver housing that contributed to the creation and maintenance of sustainable rural communities in market towns and villages. This requires planning at local and regional level adopting a positive and pro-active approach which is informed by evidence, where clear targets for the delivery of rural affordable housing. Where viable and practical, Local Planning Authorities should consider allocating and releasing sites solely for affordable housing, including a Rural Exception Site Policy. This enables small sites to be used, specifically for affordable housing in small rural communities that would not normally be used for housing because, for example, they are subject to policies of restraint."

### **Saved Policies**

Policies within unitary development plans, local plans and structure plans that are saved for a time period during replacement production of Local Development Documents.

### **Scheduled Monuments**

**See:** Ancient (scheduled) monuments

### **Sites of Nature Conservation Importance (SNCI)**

Sites which are of County or regional wildlife value on account of their flora and fauna.

### **Sites of Special Scientific Interest (SSSI)**

Areas designated by English Nature under the National Parks and Access to the Countryside Act 1949, and renotified under the Wildlife and Countryside Act 1981 as being of special importance and worthy of preservation.

### **Site Size Thresholds** (from *Planning Policy Statement 3: Housing*)

In Local Development Documents, Local Planning Authorities should set out the range of circumstances in which affordable housing will be required. The national indicative minimum site size threshold is 15 dwellings. However, Local Planning Authorities can set lower minimum thresholds, where viable and practicable, including in rural areas. This could include setting different proportions of affordable housing to be sought for a series of site-size thresholds over the plan area.

### **Special Area of Conservation (SAC)** (from [www.naturalengland.org.uk](http://www.naturalengland.org.uk))

Areas which have been given special protection under the European Union's Habitat Directive. They provide increased protection to a variety of wild animals, plants and habitats.

### **Smart Economic Growth** (from *Draft South East Plan*)

Smart growth is often interpreted as economic growth that does not require the importing of extra labour or the use of extra land. This is achieved by increasing the economic activity rate, increasing the skill base of the workforce, promoting the use of technology to improve productivity or the out-sourcing of jobs that do not have to be based in the area.

### **Social Inclusion Strategy**

A Waverley Borough Council Strategy updating on the adopted Opportunities for All - A Social Inclusion Strategy for Waverley 1997. It aims to understand the potential factors leading to Social Exclusion and set objectives to work towards Social Inclusion through the work of the Borough Council, partnership working and by enabling others.

### **South East Plan**

**See:** Regional Spatial Strategy

### **Special Needs Housing**

Housing provided for groups that may have special needs, such as older people, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.

### **Social Rented Housing** (from *Planning Policy Statement 3: Housing - Annex B*)

"Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing

owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant."

### **Special Protection Areas (SPA)**

Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

### **Statement of Community Involvement (SCI)**

The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the Local Development Framework.

### **Strategic Housing Market Assessment (SHMA)**

Assessment of the local housing market, which studies the supply and demand of housing, housing and planning policies, the need for affordable housing and the affordability of the local housing market.

### **Strategic Housing Land Availability Assessment (SHLAA)**

A study that provides information on housing land supply in accordance with Planning Policy Statement 3: Housing.

### **Strategic Flood Risk Assessment (SFRA)** (from *Planning Policy Statement 25: Development and Flood Risk*)

A SFRA should be carried out by the local planning authority to inform the preparation of its Local Development Documents (LDDs), having regard to catchment-wide flooding issues which affect the area. Policies in LDDs should set out requirements for site-specific Flood Risk Assessments (FRAs) to be carried out by developers and submitted with planning applications in areas of flood risk identified in the plan.

**Strategic Gap** (from *Waverley Borough Local Plan 2002 - Policy C4*)

The Waverley Local Plan 2002 included a saved policy to protect and improve the landscape of the Farnham/Aldershot Important Open Gap. This policy specifically identifies an area which is vulnerable to pressure for redevelopment at present but which has the important role of preventing the coalescence (merging together) of Aldershot and Farnham.

#### **Structure Plan**

An old-style development plan prepared by the County Council, which sets out strategic planning policies and forms the basis for detailed policies in local plans. These plans will continue to operate for a time after the commencement of the new development plan system, due to transitional provisions under planning reform.

#### **Sustainability Appraisal (including Environmental Appraisal)**

An appraisal of the economic, environmental and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

#### **Sustainable Community Strategy**

This sets out the strategic vision for a place and is linked to regional strategies. All Local Authorities are required to produce a SCS in consultation with their local communities and the Local Strategic Partnership.

#### **Sustainable Communities** (from *Communities and Local Government*)

Places where people want to live and work, now and in the future. They meet the needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

#### **Sustainable Development** (from *Planning Policy Statement 1: Delivery Sustainable Development*)

A definition drawn up by the World Commission on Environment and Development in 1987 and states that sustainable development is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs." The government has set out four aims for sustainable development in its strategy *A Better Quality of Life, a Strategy for Sustainable Development in the UK*. The four aims, to be achieved simultaneously, are social progress which recognises the needs of everyone, effective protection of the environment, prudent use of natural resources and maintenance of high and stable levels of economic growth and employment.

#### **Sustainable Drainage Solutions**

Alternatives to the traditional ways of managing runoff from buildings and hard standings. They are designed to improve the rate and manner of absorption by water of hard and soft surfaces, in order to reuse the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.

### **Supplementary Planning Documents**

A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

**Telecentres** (from European Telework Development Initiative)

A more commercially focused facility that has been established for specific commercial purposes. Typically to provide workplaces for people who may well have full time jobs but want to work away from their employer's "functional office" but who don't want to work in their homes.

**Telecottages** (from European Telework Development Initiative)

Usually a "community based" facility that is there to assist learning, access to technology, access to work etc. for its local community.

**Thames Basin Heaths Special Protection Area**

**See:** Special Protection Areas

### **Town Centre Retail Needs Study 2008**

A study of retail needs in the town centres of Farnham, Godalming and Haslemere and Cranleigh.

### **Townscape / Cityscape**

The general appearance of a built-up area, for example a street a town or city.

### **Tree Preservation Order (TPO)**

A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

### **Urban Capacity Study**

Studies undertaken to establish how much additional housing can be accommodated within urban areas.

### **Urban Design**

The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful development.

### **Use Classes Order**

An order defining various classes of use of land or buildings. There are permitted change between different use of land or buildings, depending on whether the uses are within the same class. The current Use Classes Order came into force in 1987, with latest amendments in 2006.

**Village Design Statements (VDS;** from [www.countryside.gov.uk](http://www.countryside.gov.uk))

Village Design statements are produced by communities to identify local character and set out design guidance to help guide new development.

### **Waste Minimisation / Reduction**

The most desirable way of managing waste, by avoiding the production of waste in the first place.

#### **Western Corridor Sub-Region** (from *Draft South East Plan*)

The draft South East Plan (Regional Spatial Strategy) has proposed a set of nine sub-regions where the majority of development will be concentrated. The sub-region is adjacent to Waverley Borough and includes all or part of the administrative areas of the following local authorities: West Berkshire, Reading, Wokingham, Bracknell Forest, Windsor and Maidenhead, Slough, South Buckinghamshire, Wycombe, Surrey Heath, Guildford, Hart, Rushmoor and Basingstoke and Deane.

#### **Windfall Site**

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.

#### **Zero-carbon Home**

Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.

#### **Source of Information**

Where possible explanations of terms are taken from the appropriate Planning Policy Statement (PPS). Alternatively, the explanation of planning terms is taken from a range of sources, including Waverley Local Plan 2002, Planning Portal, Draft South East Plan, Office of National Statistics (ONS) and Communities and Local Government.