

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Appendix 8 Glossary

Table 19 Glossary

Term	Acronym	Explanation
Affordable housing		<p>Affordable housing is defined in the NPPF as:</p> <p><i>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</i></p> <ul style="list-style-type: none"> a. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). b. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.
Air quality management areas	AQMA	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Ancient or veteran tree		A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
Ancient woodland		An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Term	Acronym	Explanation
Annual Monitoring Report	AMR	Annual statement monitoring progress on the Local Plan and on the implementation of policies. Also known as Authority Monitoring Report.
Area of Outstanding Natural Beauty	AONB	A nationally important landscape protected by the Countryside and Rights of Way Act 2000 (CROW Act) to conserve and enhance its natural beauty. On 22 November 2023 AONBs across England and Wales became known as National Landscapes, but the formal designation, and the legal protections, remain the same. In West Berkshire, the North Wessex Downs National Landscape is designated as an AONB.
Best and most versatile agricultural land		Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Brownfield land		See 'Previously Developed Land'.
Carbon neutral/ Carbon neutrality		The act of reducing a person's/events/ organisations/products carbon footprint to zero through energy efficiency measures and external emission reductions projects
Community Infrastructure Levy	CIL	A levy charged on most new development within the local authority area. The money is used to pay for new infrastructure supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. CIL will be used to fund: roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces and sports and recreational areas
Density		A measurement of how intensively land is occupied by built development
Derogation (in relation to a Habitats Site)		Tests to consider if proposals that would have an adverse effect on a European site qualify for an exemption.
Designated rural areas		Designated rural areas include Areas of Outstanding Natural Beauty and other areas designated as 'rural' by order of the Secretary of State under Section 157 of the Housing Act 1985. The parishes which are designated as rural by order of the Secretary of State within West Berkshire are listed in The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997 ¹⁴⁹
Detailed Emergency Planning Zone	DEPZ	A defined zone around the nuclear site where it is necessary to pre-define protective actions which would be implemented without delay to mitigate the likely consequences of a radiation emergency. It is the zone that the AWE Off-Site Emergency Plan must cover in detail and the Council, along with the other agencies involved in the AWE Off-Site Emergency Plan, must be able to support.
Development Plan		Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.
Ecological Impact Assessment	EclA	A process of identifying, quantifying and evaluating the potential effects of development-related or other proposed actions on habitats, species and ecosystems. It can be used for the appraisal of projects of any scale.

149 The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997: <https://www.legislation.gov.uk/uksi/1997/625/schedule/1/made>

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Term	Acronym	Explanation
Edge of centre		Defined in the NPPF as: 'For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location 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.'
Energy Hierarchy		Generally accepted best practice across the building design sector. This seeks to 1) reduce energy demand (be lean), 2) supply energy efficiently (be clean), and 3) supply renewable energy (be green).
Environmental Impact Assessment	EIA	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Flood risk areas (as defined by the Environment Agency)		<ul style="list-style-type: none"> Flood Zone 2: 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. Flood Zone 3a: comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of sea flooding (>0.5%) in any year. Functional flood plan (3b): defined as land where water has to flow or be stored in times of flood. Any other land is classed as Flood Zone 1; land at no appreciable risk of flooding from rivers or tidal flooding.
Greenfield land		Land which does not fall within the definition of previously developed land.
Green infrastructure	GI	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.
Gypsies, Travellers and Travelling Showpeople		<p>Annex 1 of the Government's 'Planning Policy for Traveller sites' (PPTS, December 2023) defines, Gypsies and Travellers for the purposes of planning policy as:</p> <p><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 have ceased to travel temporarily or permanently, 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 issues amongst other relevant matters:</p> <ul style="list-style-type: none"> a) whether they previously led a nomadic habit of life b) the reasons for ceasing their nomadic habit of life 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. <p>Travelling Showpeople are defined in the PPTS for the purposes of planning policy as:</p>

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Term	Acronym	Explanation
		<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 or permanently, but excludes Gypsies and Travellers as defined above."</i>
Gypsy and Traveller Accommodation Assessment	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.
Habitats Regulations Assessment	HRA	<p>An assessment of the potential effects of a land-use plan against the conservation objectives of any international Habitats Site protected by the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations). These sites include Special Areas of Conservation (SAC) and Special Protection Areas (SPAs).</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>
Housing and Economic Land Availability Assessment	HELAA	A technical study which aims to identify as many potential sites as possible for residential and economic development uses in West Berkshire. Most of the sites are submissions from landowners and developers for possible future development potential. Importantly, the HELAA does not allocate sites. It is for the plan-making process to determine which sites are appropriate for residential and economic development, with any potential sites being subject to consultation and independent examination.
Infrastructure Delivery Plan	IDP	A document which identifies future infrastructure and service needs for the District
Irreplaceable habitat		Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. In West Berkshire they include ancient woodland, ancient and veteran trees, ancient hedgerows, traditional unimproved meadows/ancient grassland and lowland fen.
Landscape Capacity Assessment	LCA	The ability of a landscape to accommodate different amounts of change or development of a specific type.
Landscape Character Assessment		An assessment to develop a consistent and comprehensive understanding of the character of the landscape.
Landscape Sensitivity Assessment	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.
Landscape and Visual Impact Assessment	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 rd ed. 2013.

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Term	Acronym	Explanation
Local Housing Need	LHN	The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of the Framework).
Local Nature Partnership	LNP	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it. West Berkshire is covered by the Berkshire LNP.
Local Plan		A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Local Plan Review	LPR	This document. It sets out the strategy for distributing development within the District up to 2041 and the policies for protecting, conserving and enhancing the natural, built and historic environment.
Main town centre uses		Defined in the NPPF as: <i>'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).'</i>
Major development		Defined by the Government in the NPPF as follows: <i>Major development⁷⁰: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</i> <i>⁷⁰ Other than for the specific purposes of paragraphs 176 and 177 in this Framework.</i>
Material consideration		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.
Mineral Safeguarding Area	MSA	An area designated by the minerals planning authority which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
Minor development		Development that does not fall within the definition of major development.
National Landscape	NL	See Area of Outstanding Natural Beauty
National Planning Policy Framework	NPPF	The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Term	Acronym	Explanation
Natural Flood Management	NFM	Managing flood risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers and floodplains.
Nature Recovery Network		An expanding, increasingly connected, network of wildlife rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
Neighbourhood Plan	NDP	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law it is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Nutrient neutrality		<p>An approach by Natural England which highlights the need to carefully consider the nutrient impacts of any new plans and projects on internationally protected Habitats Sites. Developments need to demonstrate that they do no harm, and are 'nutrient neutral' before they can go ahead. Competent authorities and developers have to assess a site's current nutrient status and the likely impact of any new development and then identify the level of mitigation required to cancel out any additional nutrient pollution expected from a particular project.</p> <p>Pollution most typically arises from:</p> <ul style="list-style-type: none"> - Agricultural activity - fertilisers, animal waste, slurry - Use / occupation of buildings (homes especially) – untreated or partially treated sewage and wastewater entering rivers over and above the limits that water companies' permits allow. - Surface water 'run-off' - from development <p>Development achieves nutrient neutrality when the nutrient load created through additional wastewater (including surface water) from the development is mitigated. By designing development alongside suitable mitigation measures, additional nutrient loads can often be avoided or mitigated. It essentially allows developments to be permitted without impacting on the condition of protected sites.</p>
Nutrient neutrality zone	NNZ	The geographical area in which the Council needs to consider the possibility of adverse effects to Habitats Sites, as a result of additional nutrient loads (including from residential developments), as part of a Habitat Regulations Assessment (HRA). In West Berkshire these are the catchments of the River Lambourn and the River Test.
Older people		People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
Original building		A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
Out of centre		Defined in the NPPF as: ' <i>A location which is not in or on the edge of a centre but not necessarily outside the urban area.</i> '
Out of town		Defined in the NPPF as: ' <i>A location out of centre that is outside the existing urban area.</i> '

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

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Parish Plan		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.
People with disabilities		People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
Perception (of landscape)		Our own personal appreciation of landscape and how we relate to or make use of it as individuals and communities through sight, sound, smell and feel
Permitted Development	PD	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 'permitted development rights'. 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.
Planning condition		A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning obligation		A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Policy for Traveller Sites		Government planning policy for traveller sites which should be read in conjunction with the National Planning Policy Framework.
Planning Practice Guidance	PPG	On-line guidance produced by the Department for Levelling Up, Housing and Communities that supplements the NPPF and supersedes previous planning practice guidance.
Preliminary Ecological Appraisal or Preliminary Protected Species Survey	PEA	A rapid assessment of the ecological features present, or potentially present, within a site or the surrounding area. It normally comprises a desk study and a walkover survey. A PEA report does not replace an EclA (see above), but for very straightforward projects, where no further ecological surveys are needed, an EclA Report can be produced following completion of the PEA.
Policies Map		Map showing policy areas on an Ordnance Survey map base
Previously Developed Land	PDL	Also known as brownfield land. Defined by the NPPF 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 was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as 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.</i>
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.
Public Rights of Way	PROW	Public footpaths, bridleways and byways 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.

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Term	Acronym	Explanation
Renewable and low carbon energy		Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Rural exception sites		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. A proportion of market homes may be allowed on the site at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding"</i> .
Section 106 Agreements		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.
Self-build and custom-build housing		Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
Setting of a heritage asset		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Settlement Boundary		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.
Site of Special Scientific Interest	SSSI	Sites designated by Natural England under the Wildlife and Countryside Act 1981
Source Protection Zone	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.
Special Areas of Conservation	SAC	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
Special Protection Areas	SPA	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

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Stepping stones		Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Strategic Environmental Assessment	SEA	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.
Sustainable Development		<p>The NPPF states '<i>At a very high level, sustainable development is that which meets the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways; a) economic, b) social and c) environmental.</i>' It goes on to note that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <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>
Supplementary Planning Document	SPD	A document which adds further detail to the policies in the development plan. It can be used to provide further guidance for development on a specific site, or on a particular issue, such as design. It is capable of being a material consideration in planning decisions but it is not part of the development plan.
Sustainability Appraisal	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.
Sustainable Drainage System	SuDS	A sequence of management practices and control structures designed to drain surface water in a sustainable manner.
Town centre		Defined in the NPPF as: 'Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. 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 the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.'
Transit site		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.
Transport Assessment	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.

West Berkshire Local Plan Review 2023-2041 (adopted June 2025)

Term	Acronym	Explanation
Transport Statement	TS	A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.
Travel Plan	TP	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
Village Design Statement	VDS	A parish, town or village design statement (VDS) is a non-statutory 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.
Wildlife corridor		Areas of habitat connecting wildlife populations.
Windfall allowance		An allowance within the anticipated housing supply for windfall sites that will come forward in the future. This allowance needs to be realistic, having regard to the land availability assessment, historic windfall delivery rates and expected future trends.
Windfall sites		Defined in the NPPF as ' <i>Sites not specifically identified in the development plan</i> '