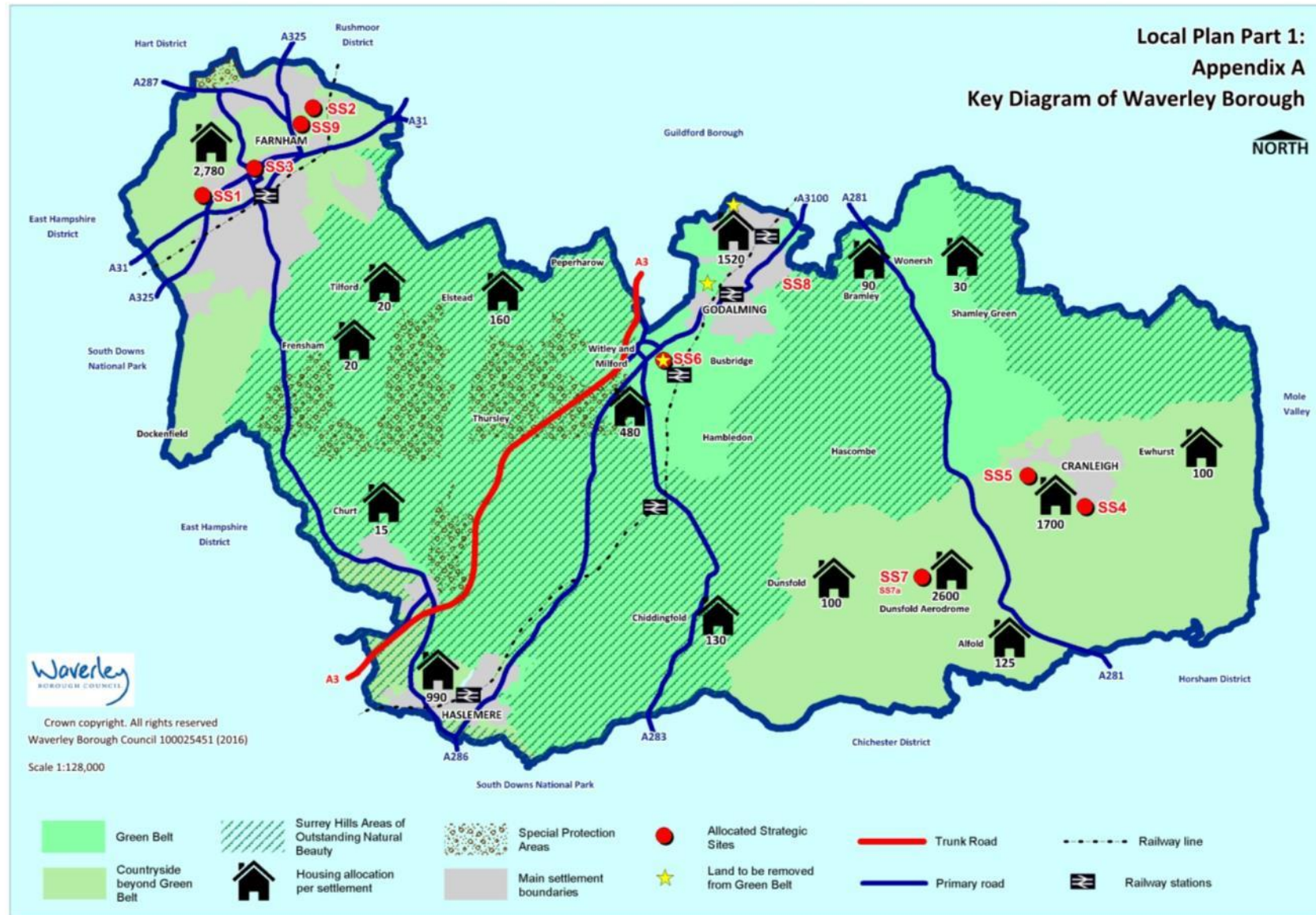


Appendix A – Key Diagram of Waverley Borough



Appendix B

Updated schedule of local plan policies

Under the provisions of the Planning and Compulsory Purchase Act 2004, a number of policies in the 2002 Local Plan were 'saved' and are still used in determining planning applications. Policies 'not saved' were deleted because, for example, they repeated national or regional guidance, had been implemented or were no longer relevant. A comprehensive list of reasons why a particular policy was not saved is available on the Council's website at [Saved Local Plan Policies](#).

The table below indicates which policies in the 2002 Local Plan will be replaced or complemented by policies in Part 1 of the Local Plan, and those which will continue until replaced by Part 2 (Site Allocations and Development Management Policies).

Local Plan (2002) Policy	Policy No.	Retained until Local Plan Part 2	Local Plan Part 1 Policy
Keynote Policy	-	No	[Spatial Vision]
Development			
Environmental Implications of Development	D1	Yes	
Compatibility of Uses	D2	Yes	
Resources	D3	No	CC1, CC2, CC3
Design and Layout	D4	Yes	TD1
Nature Conservation	D5	No	NE1, NE2, NE3
Tree Controls	D6	Yes	
Trees, Hedgerows & Development	D7	Yes	
Crime Prevention	D8	Yes	
Accessibility	D9	Yes	
Advertisements	D10	Yes	
Telecommunications	D11	Yes	
Essential Infrastructure	D13	No	SP2, ICS1
Planning Benefits	D14	No	ICS1, AHN1, AHN2
Countryside			
Development in the Green Belt Outside Settlement	C1	No	RE2
Countryside Beyond the Green Belt	C2	No	RE1

Surrey Hills Area of Outstanding Natural Beauty and Area of Great Landscape Value	C3	No	RE3
Farnham/Aldershot Strategic Gap	C4	Yes	RE3
Areas of Strategic Visual Importance	C5	Yes	RE3
Landscape Enhancement	C6	Yes	
Trees, Woodlands and Hedgerows	C7	Yes	NE2
Felling Licences and Woodland Grant Schemes	C8	Yes	
Local Nature Reserves, Sites of Nature Conservation Importance and Regionally Important Geological and Geomorphological Sites	C10	No	NE1
Undesignated Wildlife Sites	C11	No	NE1
Canals and River Corridors	C12	No	NE2
Built Environment			
Important Green Spaces Within Settlements	BE1	Yes	
Frith Hill Area of Special Environmental Quality	BE2	Yes	
South Farnham Area of Special Environmental Quality	BE3	No	
Haslemere Hillsides	BE4	Yes	
Godalming Hillsides	BE5	Yes	
Low Density Residential Areas	BE6	Yes	
Historic Environment			
Protection of Listed Buildings	HE1	Yes	HA1
Buildings of Local Architectural or Historic Interest	HE2	Yes	HA1
Development Affecting Listed Buildings or their Setting	HE3	Yes	HA1
Change of Use of Listed or Locally Listed Buildings	HE4	Yes	HA1
Alteration or Extension of Listed or Locally Listed Buildings	HE5	Yes	HA1
Building Control	HE6	Yes	HA1
Buildings in Disrepair	HE7	Yes	HA1

Conservation Areas	HE8	Yes	HA1
Historic Parks and Gardens	HE9	Yes	HA1
Heritage Features	HE10	Yes	HA1
Enhancement Schemes	HE11	Yes	HA1
Historic Landscapes	HE12	Yes	HA1
Scheduled Ancient Monuments and County Sites of Archaeological Importance	HE13	Yes	HA1
Sites and Areas of High Archaeological Potential	HE14	Yes	HA1
Unidentified Archaeological Sites	HE15	Yes	HA1
Housing and Community Facilities			
Land Reserved to Meet Longer Term Development Requirements	H3	No	ALH1
Density and size of Dwellings	H4	No	AHN3
Subsidised Affordable Housing within Settlements	H5	No	AHN1
Subsidised Affordable Housing at Bourne Mill, Farnham	H5A	Yes	
Subsidised Affordable Housing in the Green Belt and Countryside Beyond the Green Belt	H6	No	AHN2
Special Needs Housing	H7	No	AHN3
Retention of Residential Land and Buildings	H8	Yes	
Conversion and Sub-division	H9	Yes	
Amenity and Play Space	H10	No	LRC1
Gypsy Sites	H11	No	AHN4
Retaining Existing Community Facilities	CF1	No	ICS1
Provision of New Community Facilities	CF2	Yes	ICS1
Educational Establishments	CF3	Yes	
Industry and Commerce			
General Considerations	IC1	No	EE1
Safeguarding Suitably Located Industrial and Commercial Land	IC2	Yes	EE2
Well Established Industrial and	IC3	Yes	EE2

Commercial Land			
Existing Industrial and Commercial Premises	IC4	No	EE1
Existing Bad Neighbour Uses	IC5	Yes	
Coxbridge, Farnham	IC7	Yes	EE1
Former Coal Depot, Catteshall Lane, Godalming	IC8	Yes	EE1
Catteshall Mill, Godalming	IC9	No	
Smithbrook Kilns	IC10	Yes	EE1
Working from Home	IC12	Yes	
Shopping			
Retail Development: Sequential Test	S1	No	TCS1
Local and Village Shops	S2	No	TCS2, TCS3
Farm Shops and Shops Forming Part of Petrol Filling Stations	S3	Yes	
Garden Centres	S4	Yes	
Markets	S5	Yes	
Food and Drink Uses	S6	Yes	
Shopfronts	S7	Yes	
Town Centres			
Town Centre Uses	TC1	No	TCS1
Existing Retail Uses	TC2	Yes	
Development within Town Centres	TC3	Yes	TCS1
Farnham Key Site 1: Riverside	TC4	Yes	
Godalming Key Site: Land between Flambard Way, Catteshall Lane and Woolsack Way	TC6	Yes	
Haslemere Key Site : Land Between West Street and Lower Street	TC7	Yes	
Urban Design in Town Centres	TC8	Yes	TCS1, TD1
Town Centre Enhancement	TC9	Yes	TCS1, TD1
Farnham Green Envelope	TC10	Yes	TCS1, TD1
Castle Street, Farnham	TC11	Yes	TCS1, TD1
Town Centre Access	TC12	Yes	TCS1, TD1
Farnham Town Centre Traffic	TC13	Yes	ST1, TCS1, TD1

Management			
Rear Access and Servicing	TC15	Yes	ST1, TCS1, TD1
Footways and Yards	TC16	Yes	ST1, TCS1, TD1
Leisure and Tourism			
Retention of Leisure Facilities	LT1	No	ICS1, LRC1
Retention of Visitor Accommodation	LT2	Yes	EE1
Visitor Accommodation in Settlements	LT3	Yes	EE1
Visitor Accommodation in the Countryside	LT4	Yes	EE1
Changes of Use to Visitor Accommodation in the Countryside	LT5	Yes	EE1
Leisure and Tourism Development in the Settlements	LT6	Yes	LRC1
Leisure and Tourism Development in the Countryside	LT7	Yes	LRC1
Sports Grounds and Playing Fields	LT8	No	LRC1
Golf Courses	LT9	Yes	
Noisy Sports	LT10	Yes	
Walking, Cycling and Horseriding	LT11	Yes	LRC1
Development in Rural Areas			
Rural Settlements	RD1	Yes	
Extension of Dwellings in the Countryside	RD2	Yes	
Replacement of Dwellings in the Countryside	RD2A	Yes	
Garages and Other Ancillary Domestic Outbuildings in the Countryside	RD3	Yes	
Large Country Houses	RD4	Yes	
Institutional Buildings in the Countryside	RD5	Yes	
Major Developed Sites	RD6	No	
Re-use and Adaptation of Buildings in Rural Areas	RD7	Yes	
Farm Diversification	RD8	Yes	
Agricultural Land	RD9	Yes	

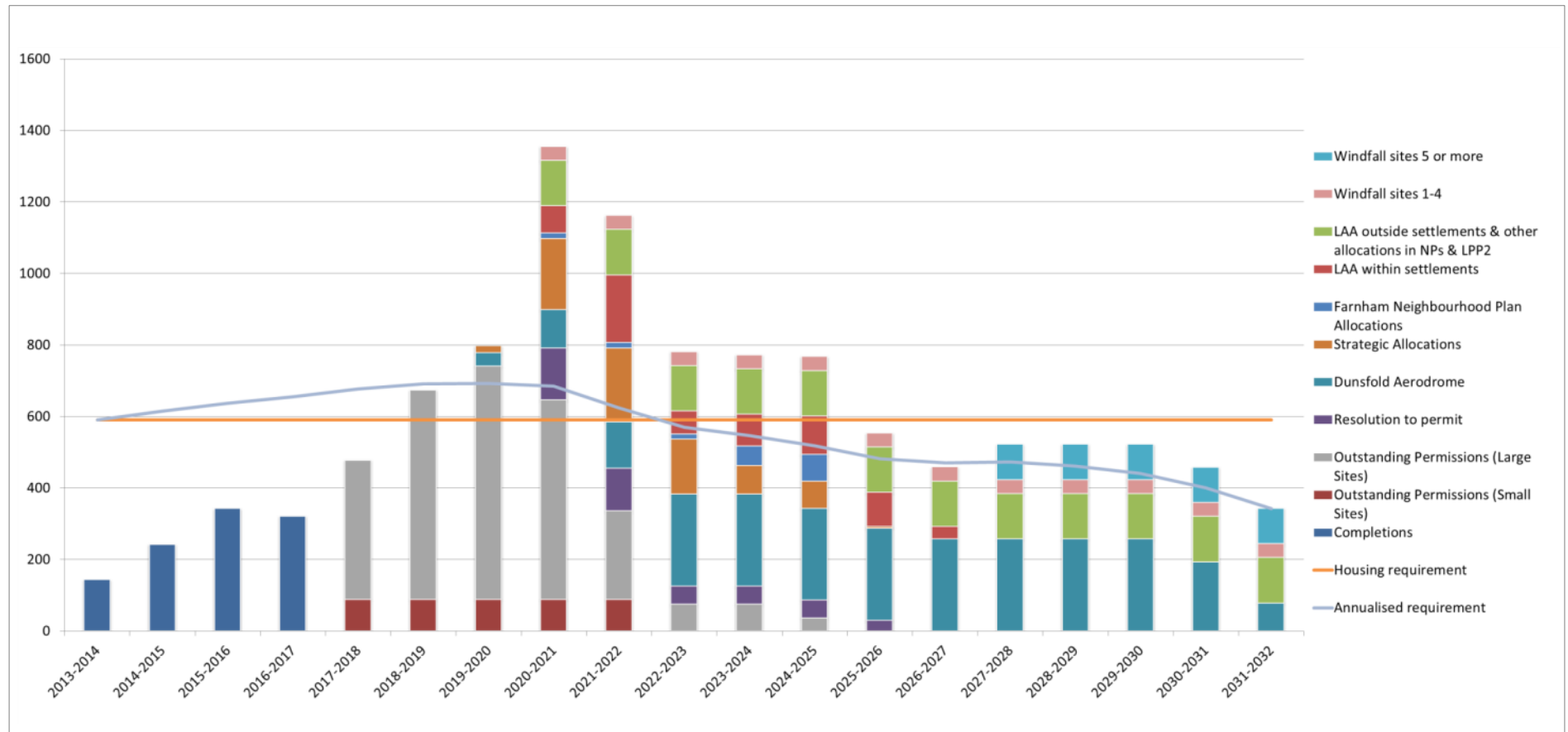
Agricultural Development	RD10	Yes	
Agricultural Occupancy Conditions	RD12	Yes	
Non-Commercial Horsekeeping	RD13	Yes	
Commercial Horsekeeping	RD14	Yes	
Renewable Energy Installations	RD15	No	CC3
Movement			
The Location of Development	M1	No	SP2, ALH1, ST1
The Movement Implications of Development	M2	No	ST1
Development alongside the A3 and A31	M3	Yes	
Provision for Pedestrians	M4	No	ST1
Provision for Cyclists	M5	Yes	ST1
Farnham Cycle Network	M6	Yes	ST1
Footpaths and Cycleways	M7	Yes	ST1
Guildford - Cranleigh Movement Corridor	M8	Yes	ST1
Provision for People with Disabilities and Mobility Problems	M9	Yes	
Public Transport and Interchange Facilities	M10	Yes	ST1
Haslemere Station Car Parking	M11	Yes	ST1
Heavy Goods Vehicles	M13	Yes	
Car Parking Standards	M14	No	ST1
Public Off-Street Parking	M15	Yes	
Local Parking Problems	M16	Yes	
Servicing	M17	Yes	
A3 Improvements	M18	No	
A31 Farnham By-Pass Improvements	M19	Yes	

Appendix C – Housing Trajectory 2013-2032

TOTALS Source of supply:	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019	2019- 2020	2020- 2021	2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032	Totals
Completions	143	242	342	321																1,048
Outstanding Permissions (Small Sites)					87.4	87.4	87.4	87.4	87.4											437
Outstanding Permissions (Large Sites)					390	586	653	559	248	75	75	36								2,622
Resolution to permit					0	0	0	145	120	50	50	50	30							445
Dunsfold Aerodrome							37	107	129	257	257	257	257	257	257	257	257	193	78	2,600
Strategic Allocations							20	199	207	154	80	75	5							740
Farnham Neighbourhood Plan Allocations								15	15	15	55	75								175
LAA within settlements								76	189	64	89	108	95	35						656
LAA outside settlements & other allocations in NPs & LPP2								127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	127.1	1,525
Windfall sites 1-4								39	39	39	39	39	39	39	39	39	39	39	39	468
Windfall sites 5 or more															98.8	98.8	98.8	98.8	98.8	494
Total Supply	143	242	342	321	477.4	673.4	797.4	1,354.5	1,161.5	781.1	772.1	767.1	553.1	458.1	521.9	521.9	521.9	457.9	342.9	11,210

	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019	2019- 2020	2020- 2021	2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2027	2027- 2028	2028- 2029	2029- 2030	2030- 2031	2031- 2032
Year	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Cumulative supply	143	385	727	1048	1525	2199	2996	4351	5512	6293	7065	7833	8386	8844	9366	9888	10409	10867	11,210
Housing requirement	590	590	590	590	590	590	590	590	590	590	590	590	590	590	590	590	590	590	590
Cumulative requirement	590	1180	1170	2360	2950	3540	4130	4270	5310	5900	6490	7080	7670	8260	8850	9440	10030	10620	11210
Residual	11067	10825	10483	10162	9685	9011	8214	6859	5698	4917	4145	3378	2824	2366	1844	1323	801	343	0
Annualised requirement	590	615	637	655	677	692	693	684	624	570	546	518	483	471	473	461	441	400	343
Shortfall from start of plan period	447	795	1043	1312	1425	1341	1134	369	-202	-393	-575	-753	-716	-584	-516	-448	-379	-247	
Annual shortfall/surplus	-447	-348	-248	-296	-113	83	207	765	572	191	182	177	-37	-132	-68	-68	-68	-132	
Cumulative shortfall/surplus	-447	-795	-1043	-1312	-1425	-1341	-1134	-369	202	393	575	753	716	584	516	448	379	247	
Base 5 Year Requirement	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950	2,950					
With shortfall/surplus	3,397	3,745	3,993	4,262	4,375	4,291	4,084	3,319	2,748	2,557	2,375	2,198	2,234	2,366					
With 5% buffer	3,567	3,932	4,193	4,475	4,593	4,506	4,288	3,485	2,885	2,685	2,493	2,307	2,346	2,458					
Adjusted annual requirement (5 year)	713	786	839	895	919	901	858	697	577	537	499	461	469	497					
5 Year supply	2,056	2,611	3,624	4,464	4,768	4,867	4,836	4,035	3,332	3,072	2,822	2,577	2,482	2,367					
Years Supply	2.9	3.3	4.3	5.0	5.2	5.4	5.6	5.8	5.8	5.7	5.7	5.6	5.3	4.8					

Housing Trajectory (base date 1 April 2017)



Appendix D – Explanation of the Parish Housing Allocation Figures in Policy ALH1

The table below sets out the components of the housing land supply that have informed the housing allocations for each parish given in Chapter 6. To avoid double counting, the 'outstanding dwellings on strategic sites (including Neighbourhood Plan allocations)' excludes dwellings permitted as of 1 April 2017.

Parishes	Completions 13-17 A	Outstanding Permissions (Including resolutions to permit) B	Windfalls C	Total Commitments (Completions, Permissions and Windfalls) D (Total of A-C)	Outstanding Dwellings on Strategic Sites (Including Neighbourhood Plan Allocations) E	Total Commitments and Allocations (D+E) F	LAA within settlements G	Housing from LAA sites outside settlements & allocations in NPs and LPP2 H	Local Plan allocation in Policy ALH1 I
Main settlements									
Farnham	300	981	280	1561	634	2195	8	577	2780
Godalming	364	558	246	1168		1168	308	44	1520
Haslemere	131	269	178	578		578	200	212	990
Cranleigh	73	1222	70	1365	101	1466	118	116	1700
Large Villages									
Bramley	9	57		66		66		24	90
Elstead	12	81		93		93		67	160
Milford/Witley	19	46		65	180	245	22	213	480
Chiddingfold	8	11		19		19		111	130
Small Villages									
Alfold	11	73		84		84		41	125
Churt	5	11		16		16			15
Dunsfold		49		49		49		51	100
Ewhurst	4	36		40		40		60	100
Frensham	8	13		21		21		-1	20
Tilford	2	14		16		16		4	20
Wonersh & Shamley Green	9	19		28		28		2	30
Other Villages	93	64		157		157		3	160
Village windfalls			188	188		188		2	190
Dunsfold Aerodrome					2600	2600			2600
Totals	1048	3504	962	5514	3515	9029	656	1525	11210

Appendix E

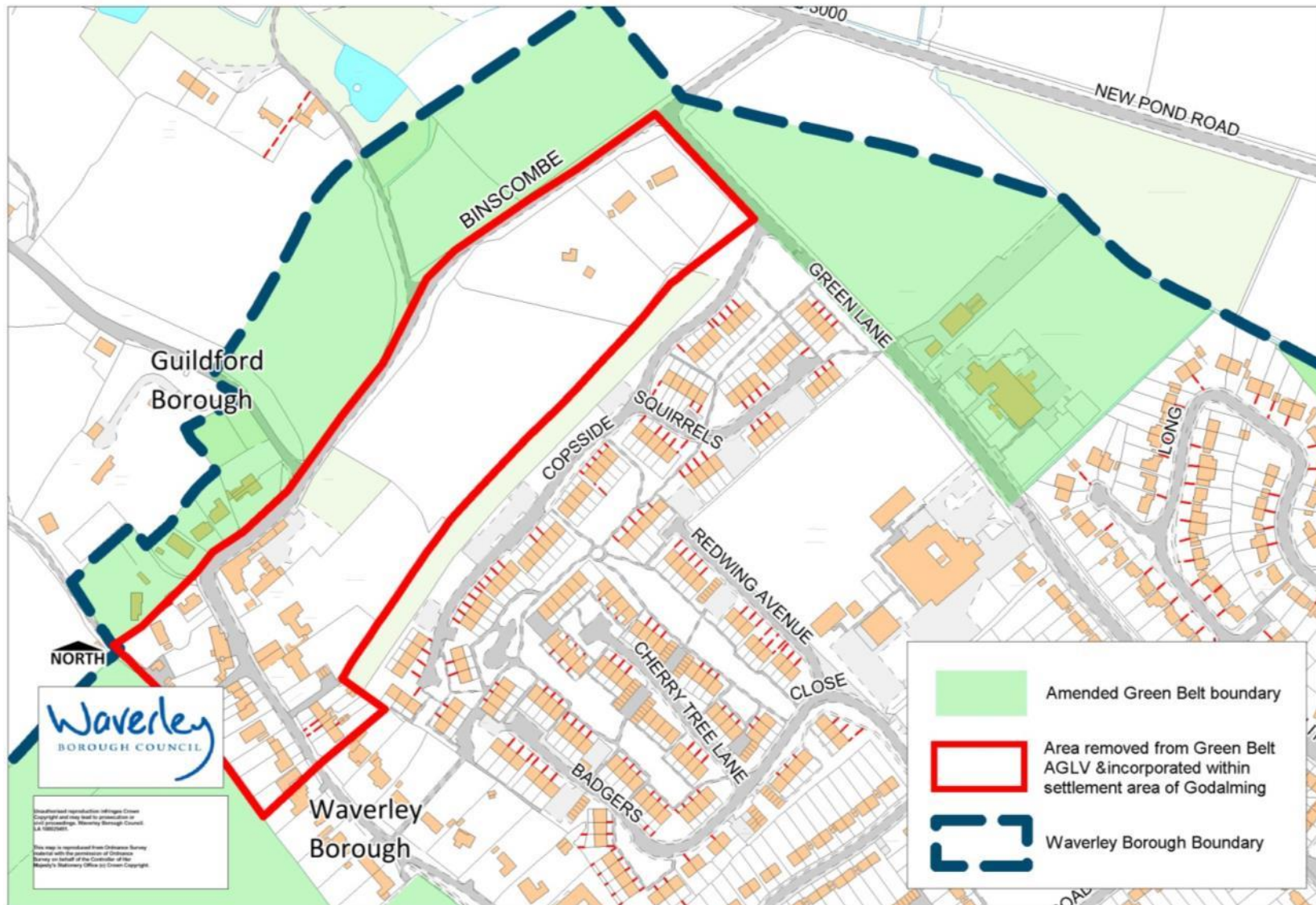
Adopted Policies Map: Changes from 2002 Local Plan Proposals Map

Local Plan Part 1 has resulted in the following changes to the Policies Map.

Chapter/ Policy	Maps to show:
13. Rural Environment / RE2	Changes to Green Belt boundary <ul style="list-style-type: none">• Removal of area south east of Binscombe, Godalming• Removal of land between Aaron's Hill and Halfway Lane, Godalming• Removal of Chiddingfold, Elstead, Milford and Witley from Green Belt (within current Rural Settlement boundaries).• Removal of land opposite Milford Golf Course from Green Belt
18. Strategic sites / SS1-9	Strategic sites identified: <ul style="list-style-type: none">• Coxbridge Farm, Farnham• Land West of Green Lane, Badshot Lea, Farnham• The Woolmead, Farnham• Land at Horsham Road, Cranleigh• Land South of Elmbridge Road and the High Street, Cranleigh• Land opposite Milford Golf Course, Milford• Dunsfold Aerodrome• Land at Woodside Park, Catteshall Lane, Godalming• Land off Water Lane, Farnham (Employment site)

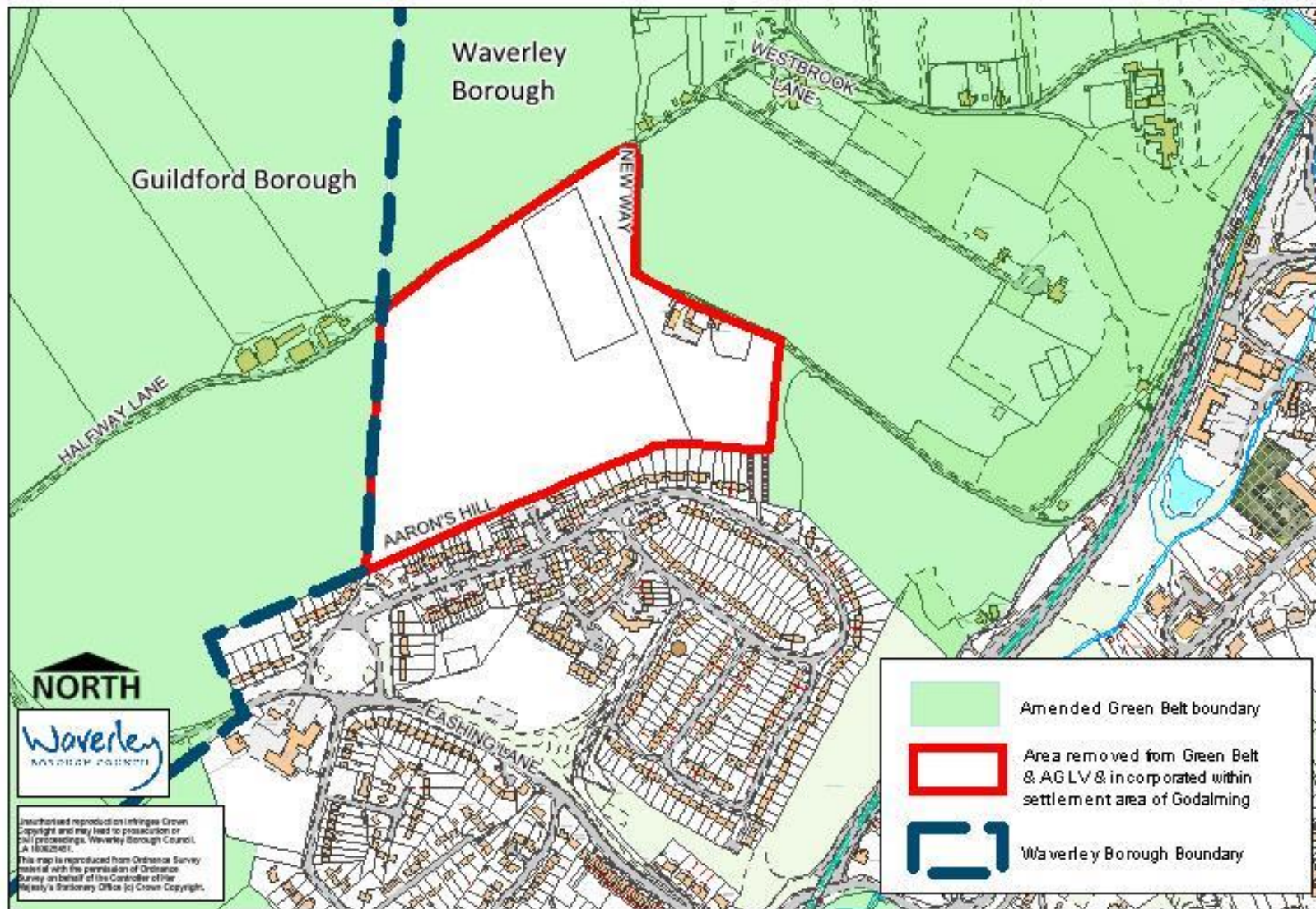
Chapter 13. Rural Environment: Policy RE2

Changes to Green Belt boundary : Removal of area south east of Binscombe, Godalming



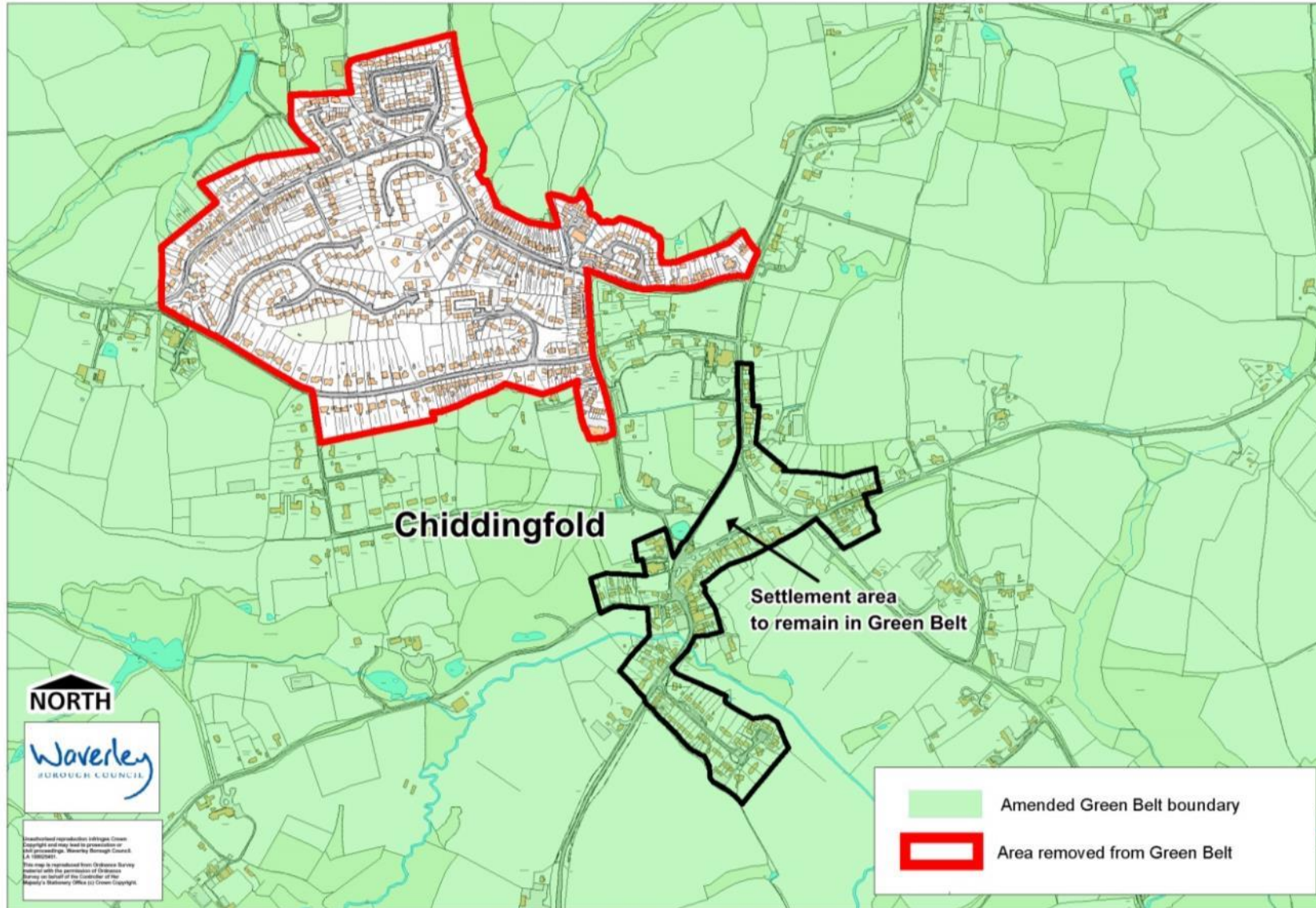
Chapter 13. Rural Environment: Policy RE2

Changes to Green Belt boundary: Removal of land between Aaron's Hill and Halfway Lane, Godalming



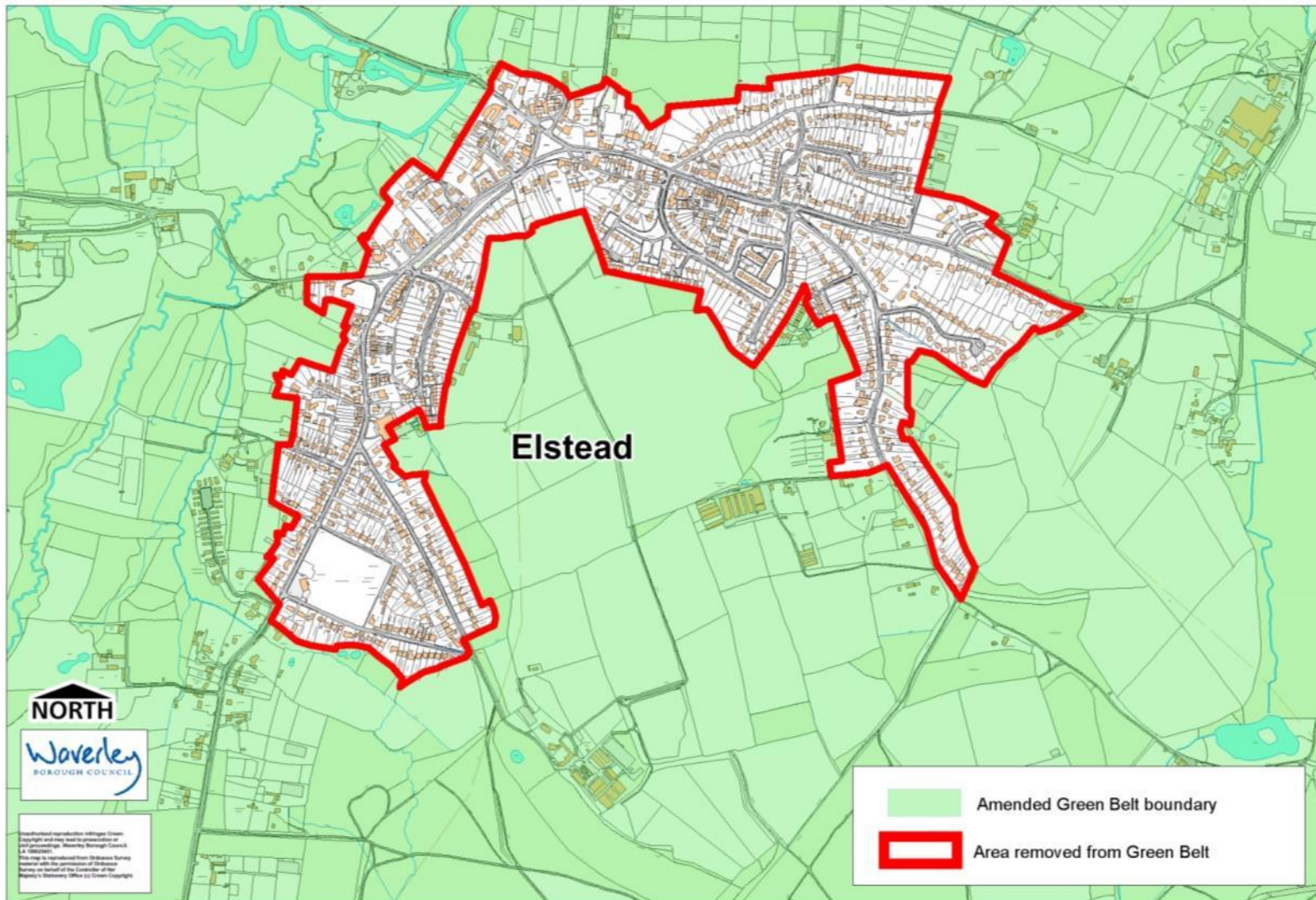
Chapter 13. Rural Environment: Policy RE2

Changes to Green Belt boundary: Removal of Chiddingfold within current Rural Settlement boundary



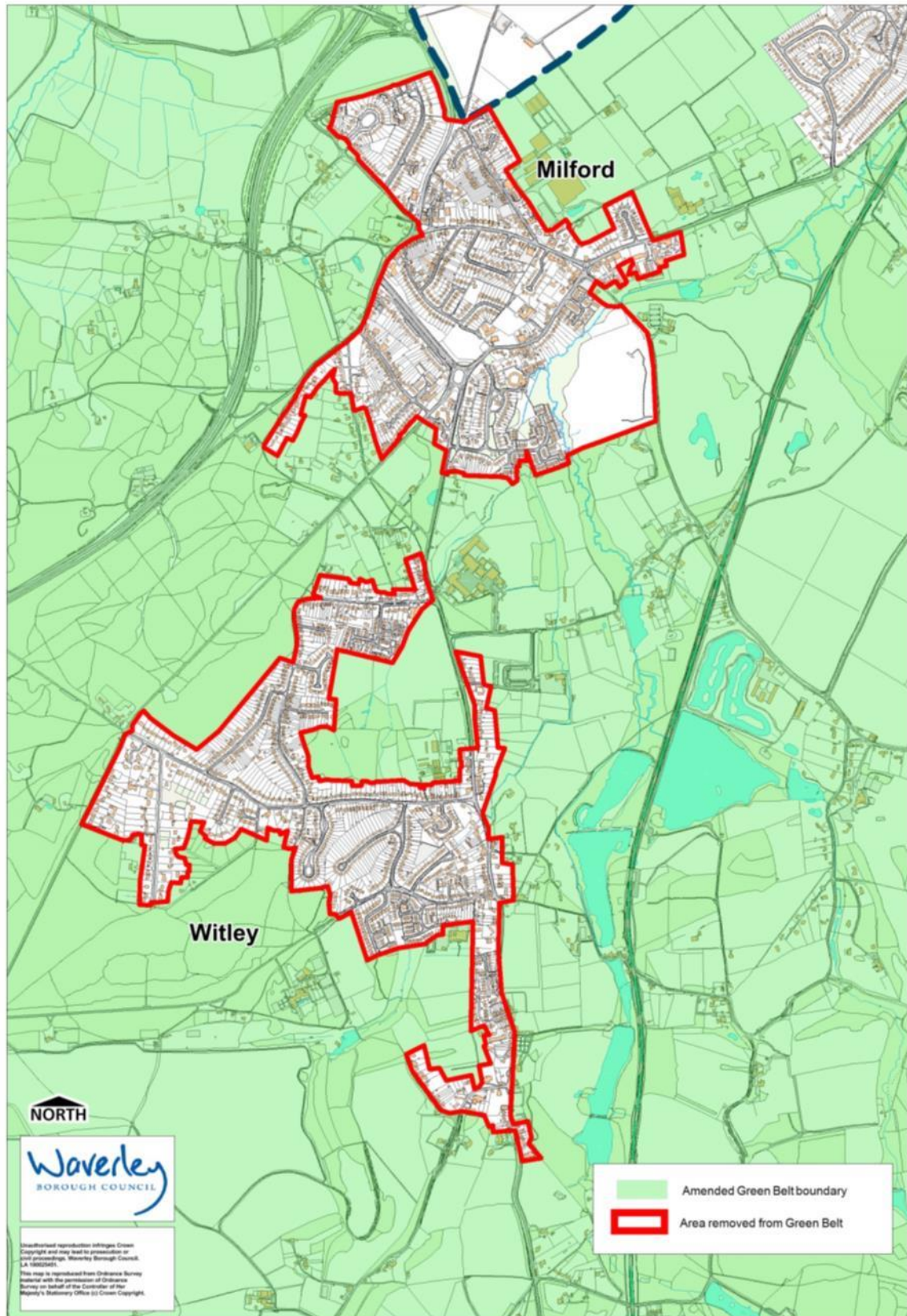
Chapter 13. Rural Environment: Policy RE2

Changes to Green Belt boundary: Removal of Elstead within current Rural Settlement boundary



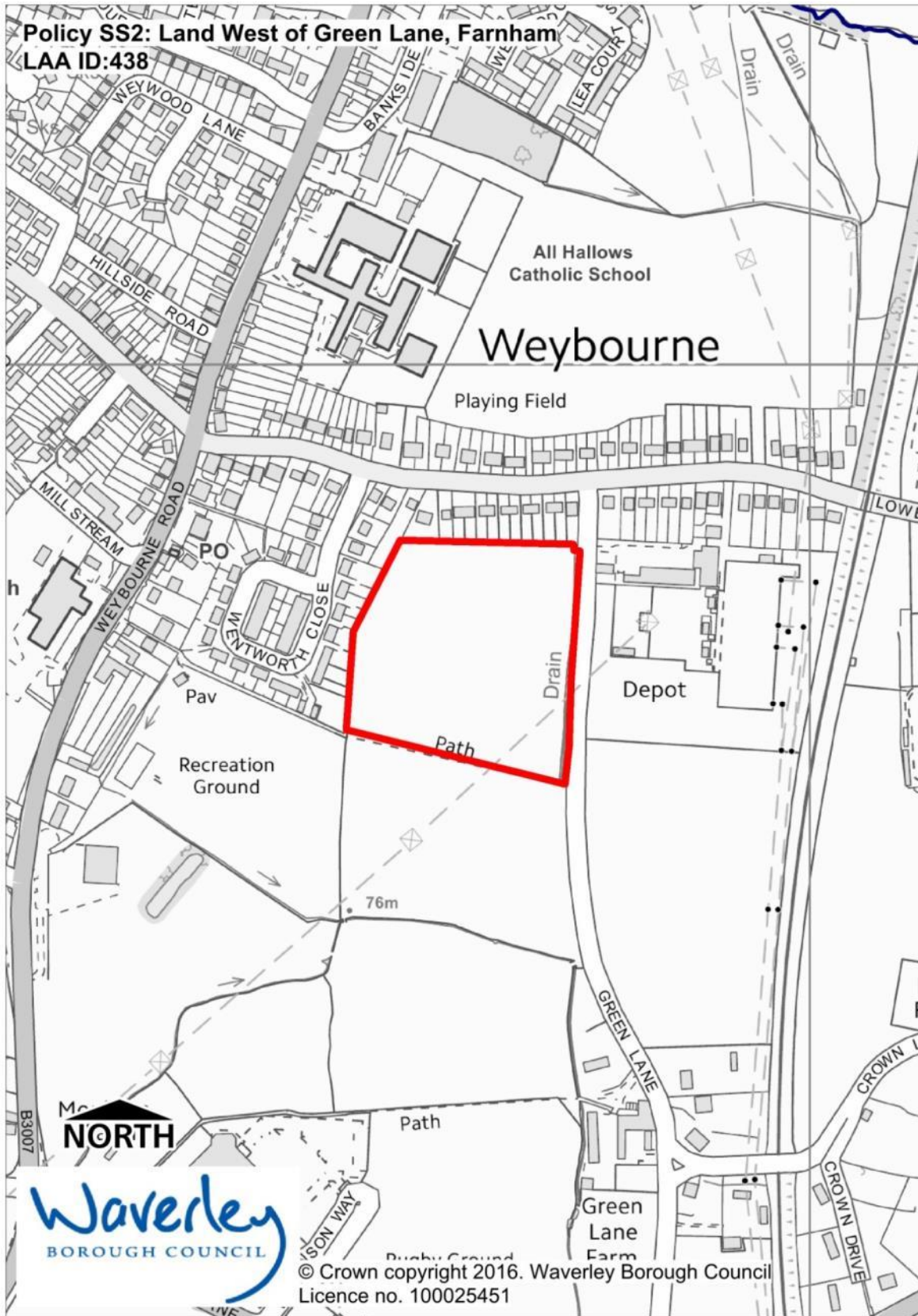
Chapter 13. Rural Environment: Policy RE2

Changes to Green Belt boundary: Removal of Milford and Witley within current Rural Settlement boundary and land opposite Milford Golf Course.



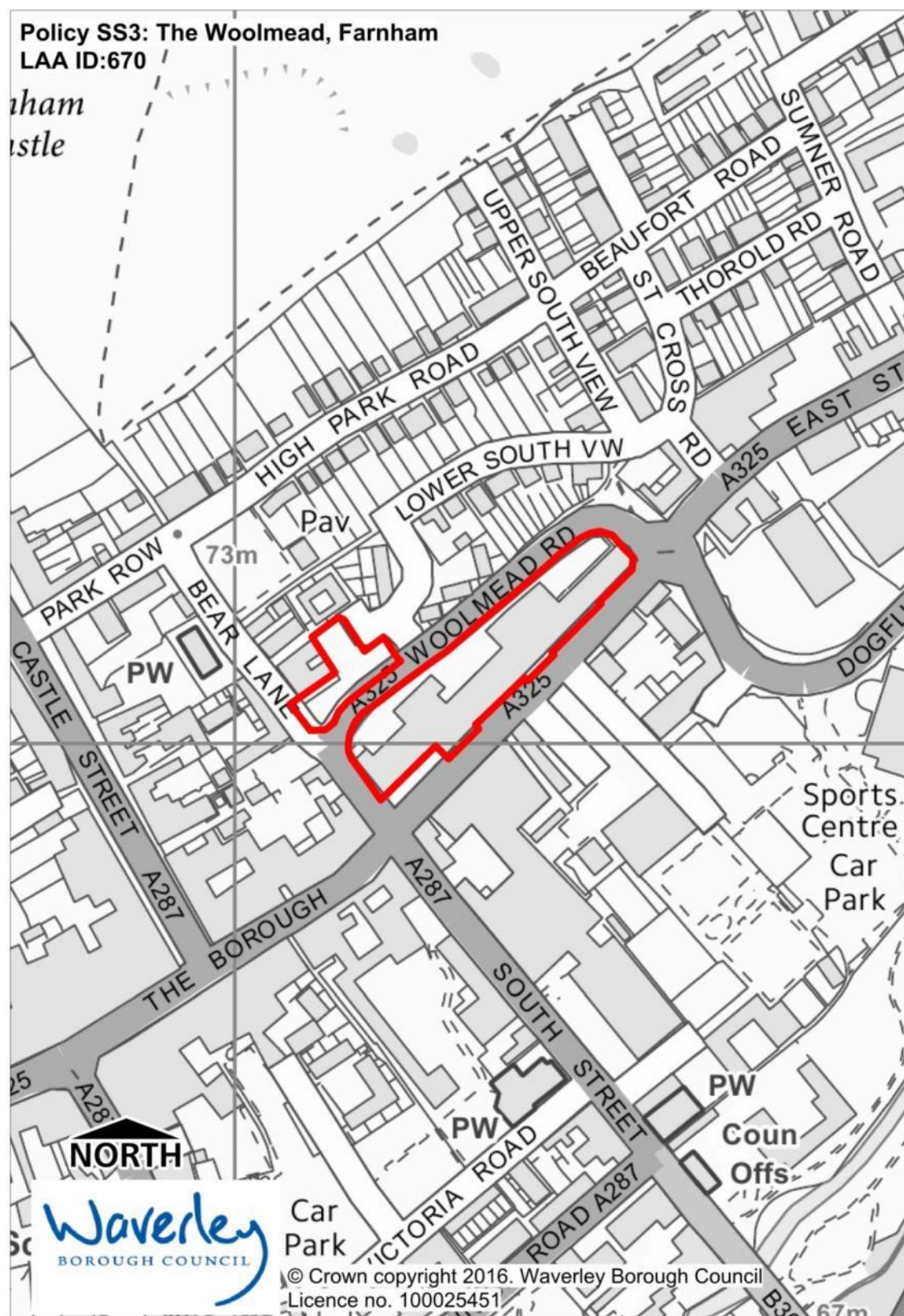
Chapter 18. Strategic Sites

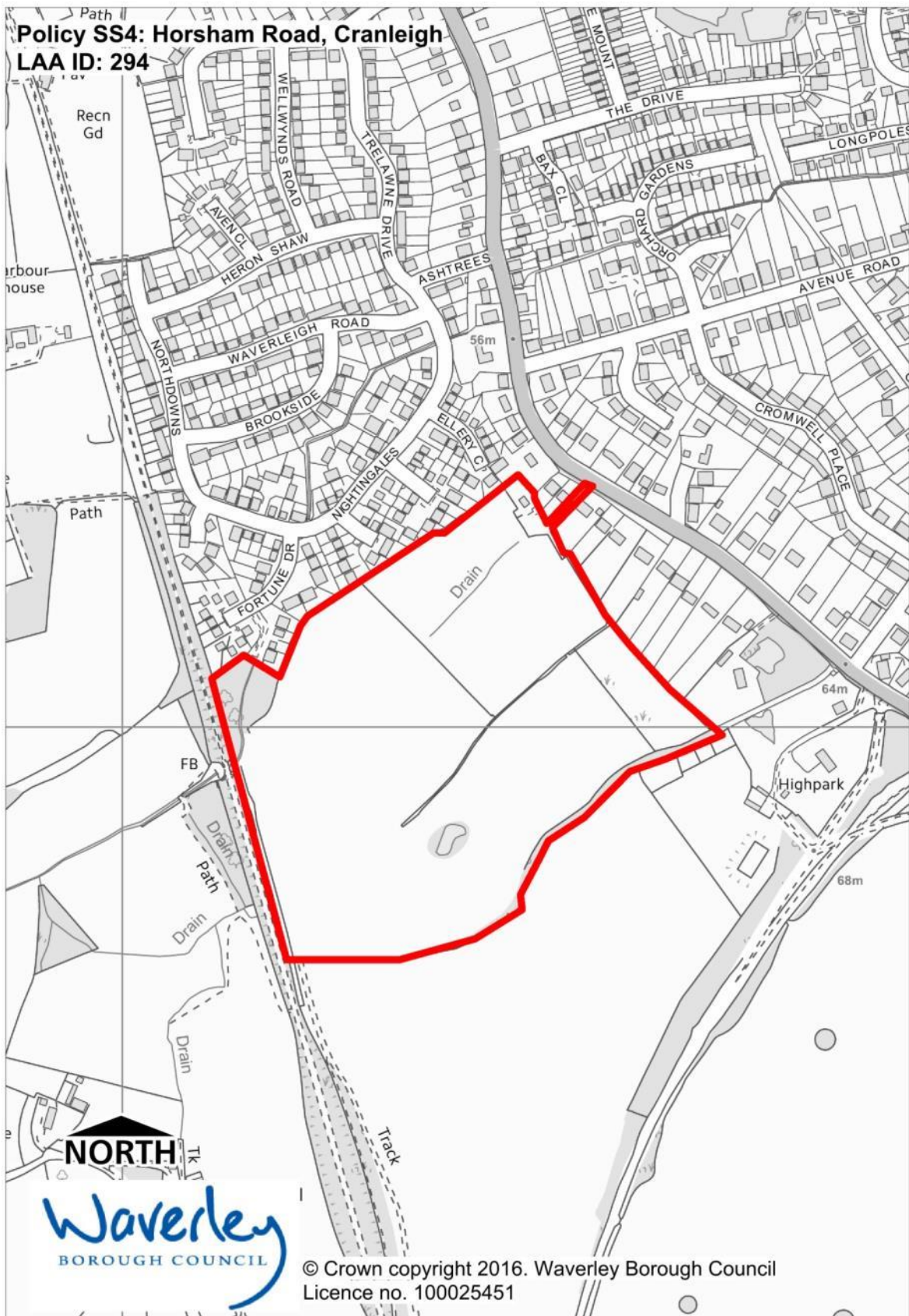




Policy SS3: The Woolmead, Farnham
LAA ID:670

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 castle

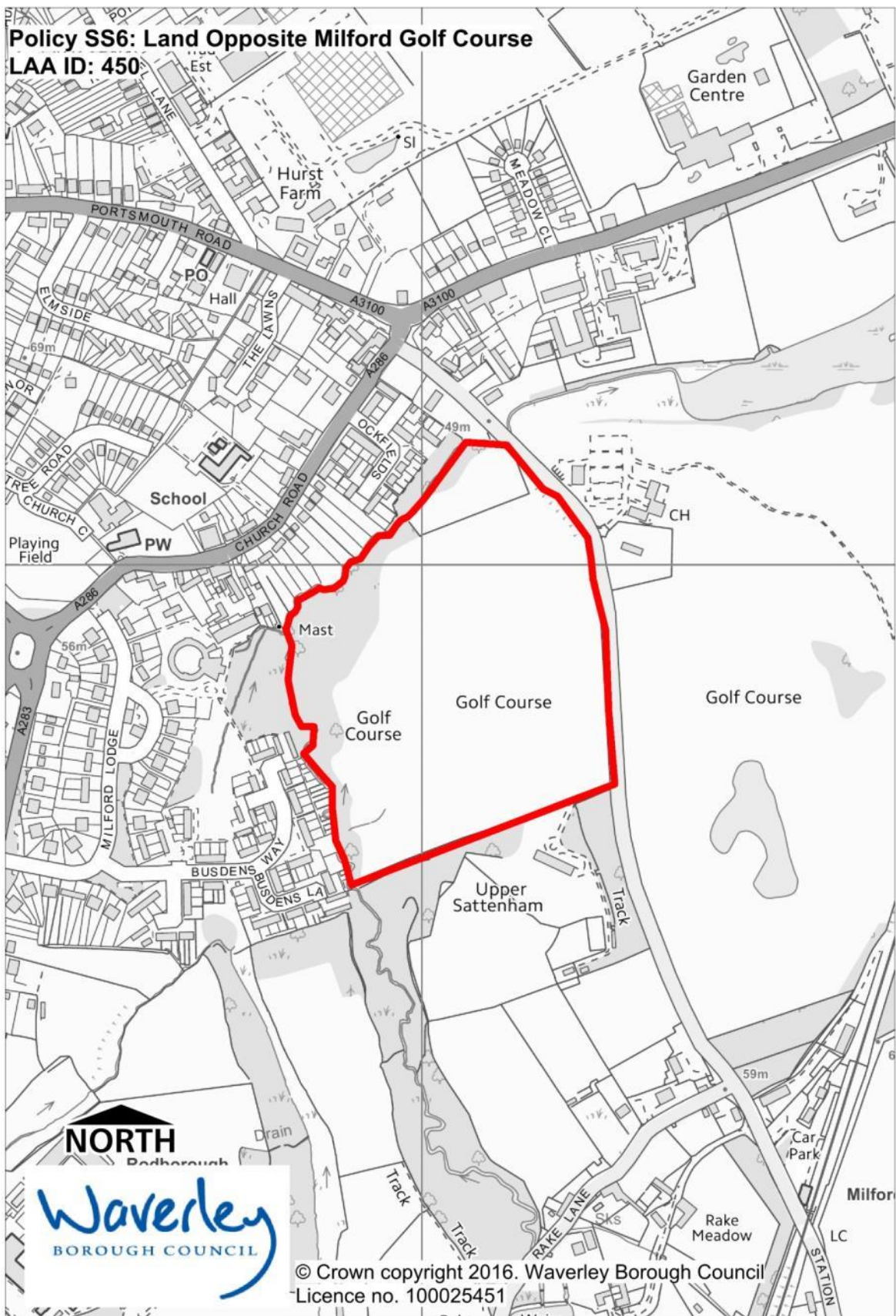




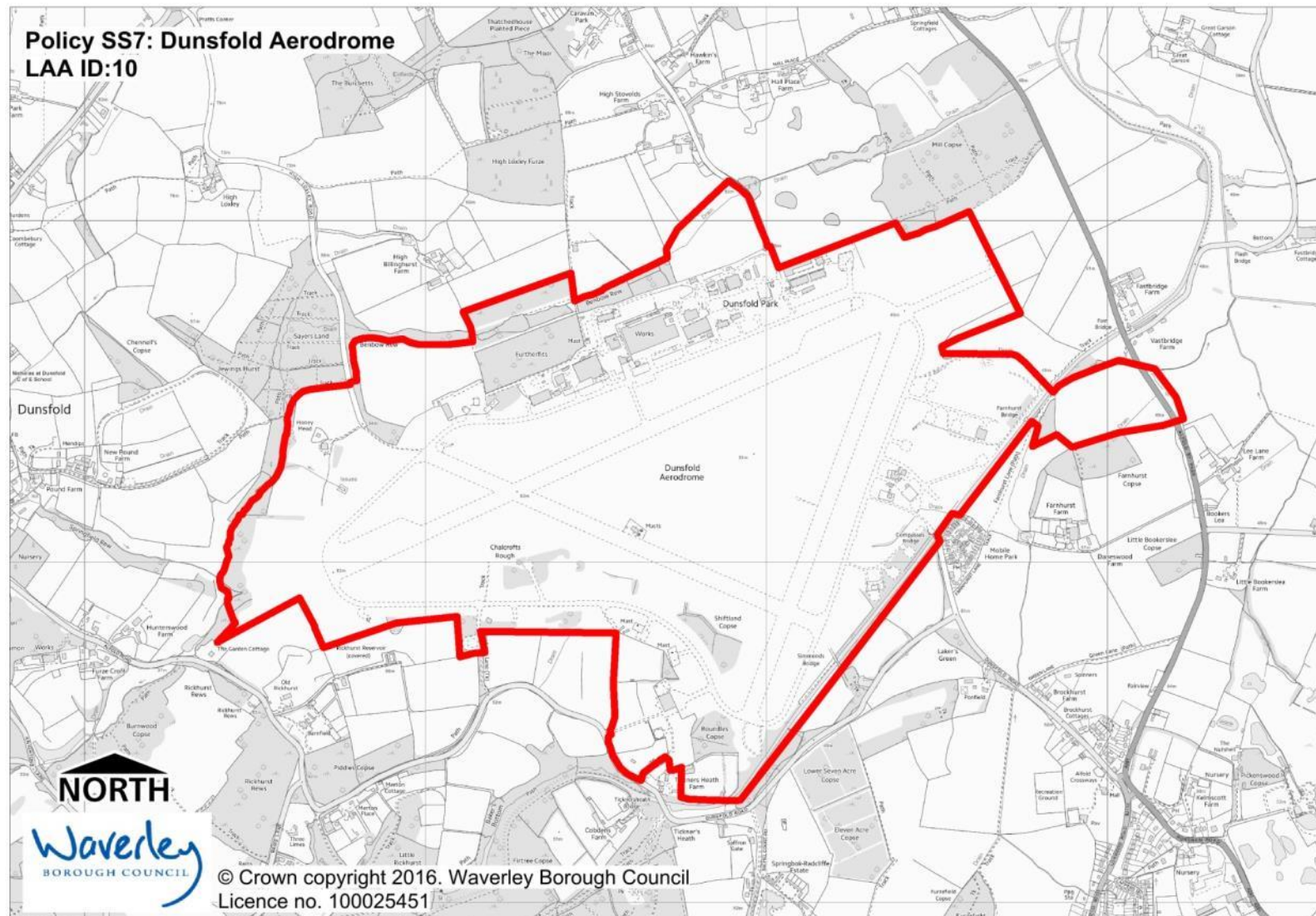
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Policy SS6: Land Opposite Milford Golf Course

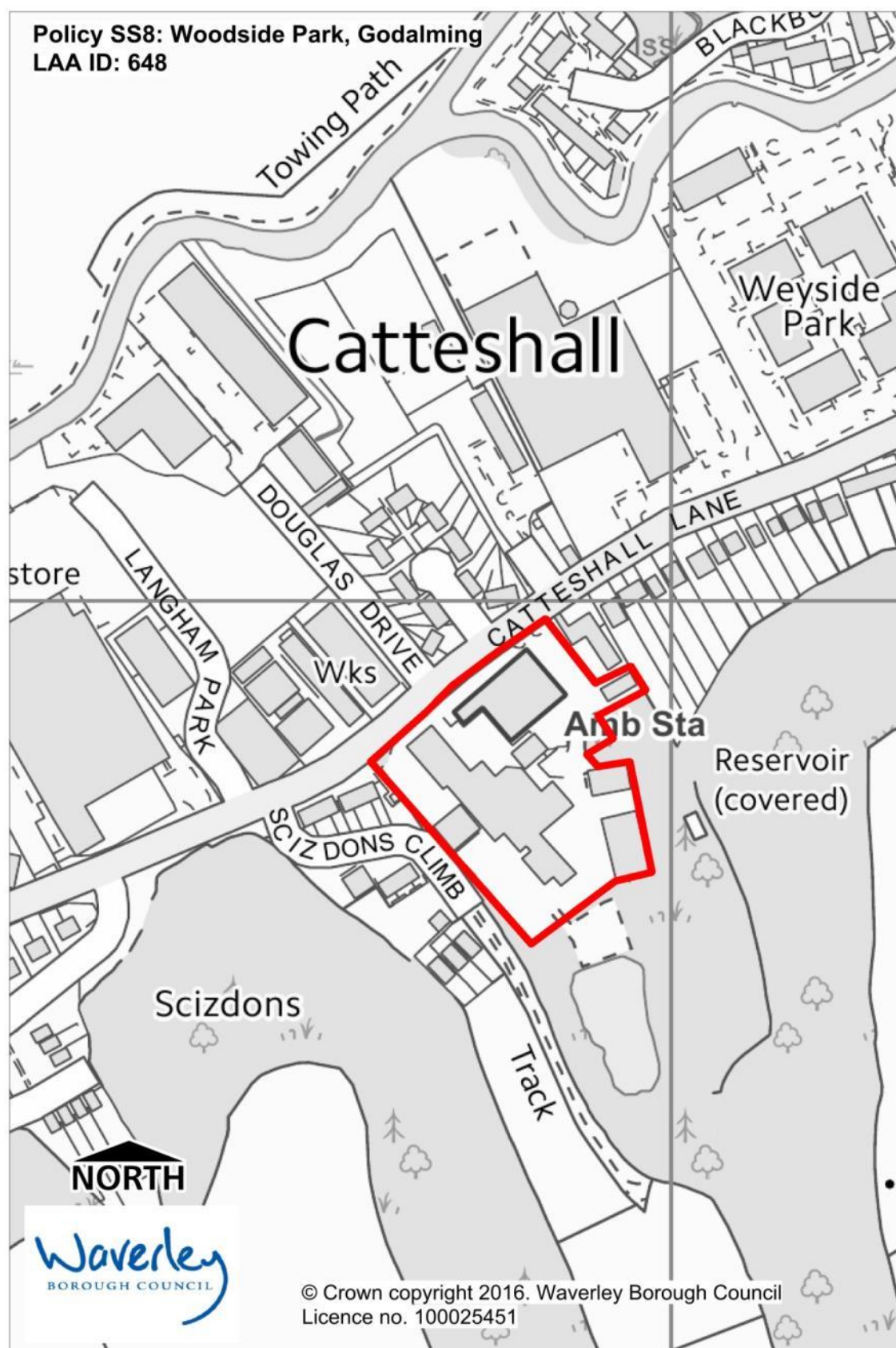
LAA ID: 450



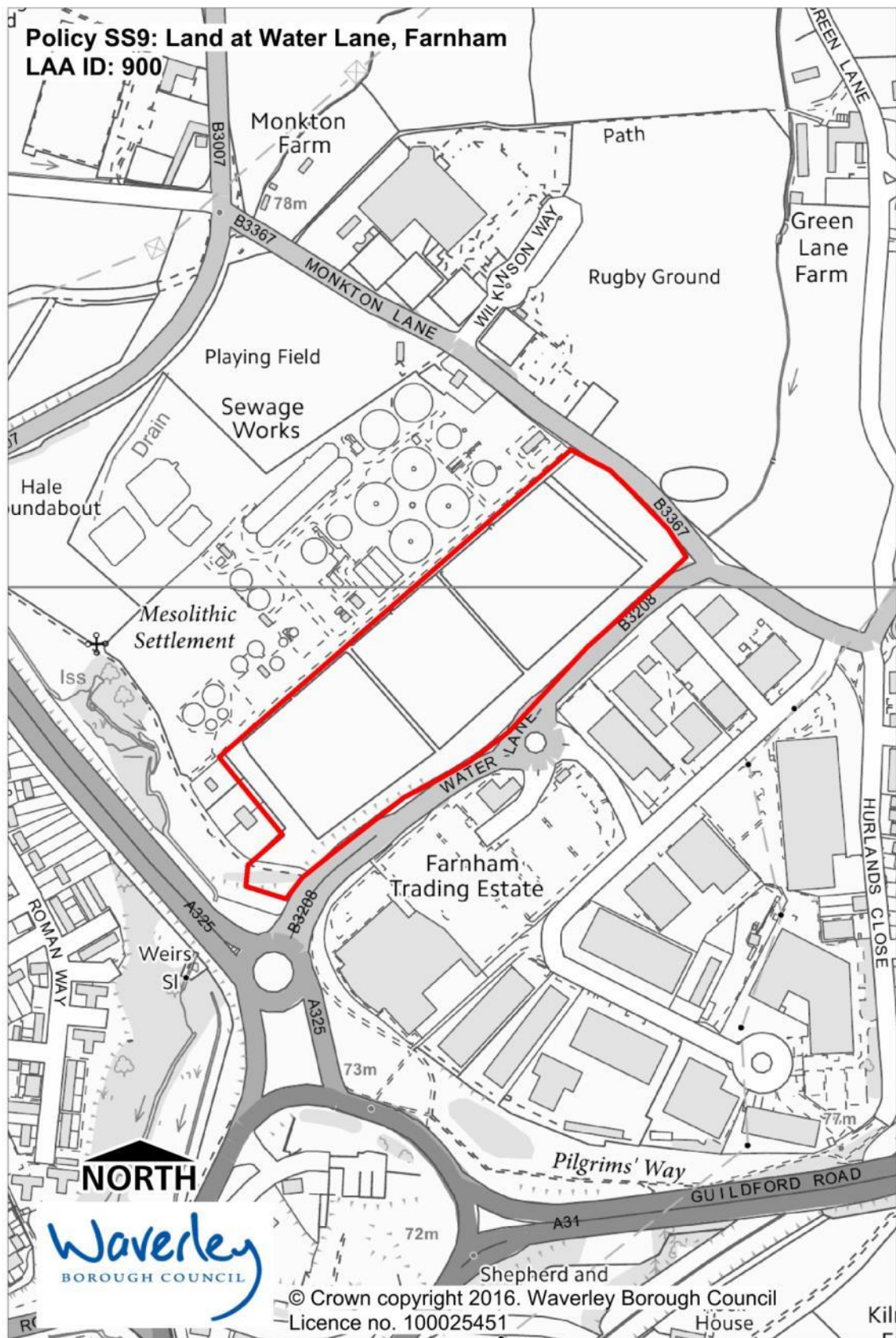
Policy SS7: Dunsfold Aerodrome
LAA ID:10



Policy SS8: Woodside Park, Godalming
LAA ID: 648



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Appendix F. Monitoring Framework

Policy	Target to be achieved	Delivery	Indicators • Monitoring details	Responsible Agency/ Partner
SP1: Presumption in Favour of Sustainable Development	N/A	N/A	N/A	N/A
SP2. Spatial Strategy	<ul style="list-style-type: none"> Delivery of 11,210 net additional homes between 2013 and 2032 (590 dwellings per year). Delivery of other forms of development 	<ul style="list-style-type: none"> Local Plan Part 2. Neighbourhood Plans. Decisions made on planning applications and any subsequent policies and guidance that amplify the broad strategy. 	<ul style="list-style-type: none"> The amount and distribution of new development delivered each year 	Development Management, developers, landowners, infrastructure providers, Town and Parish Councils
ALH1 The Amount and Location of Housing	<ul style="list-style-type: none"> Delivery of 11,210 net additional homes between 2013 and 2032 (590 dwellings per year). 	<ul style="list-style-type: none"> Through decisions on planning applications and application of the Local Plan (parts 1 and 2) and neighbourhood development plans. 	<ul style="list-style-type: none"> Net additional dwellings Regular monitoring of permissions, starts and completions of housing developments. Assessment of the five-year housing supply. 	Development Management, developers, landowners, infrastructure providers, Town and Parish Councils
ST1 Sustainable Transport	<ul style="list-style-type: none"> Implementation of transport initiatives to achieve visions and objectives of LTP and Local Plan. Delivery in line with latest Air Quality Management Plan 	<ul style="list-style-type: none"> The Local Transport Plan (LTP) which will identify the transport initiatives to be implemented to achieve the visions and objectives of the LTP and local plan. Planning applications. 	<ul style="list-style-type: none"> List of transport infrastructure projects committed or completed Monitoring of Travel Plans Infrastructure Delivery Plan will be kept up to date in order to record changes in provision and monitor requirements. Monitoring of AQMAs to 	<ul style="list-style-type: none"> SCC (Local Transport Plan) WBC (Air Quality Management Plan)

Policy	Target to be achieved	Delivery	Indicators <ul style="list-style-type: none"> Monitoring details 	Responsible Agency/ Partner
			<ul style="list-style-type: none"> assess any potential negative effects of increases in road traffic. 	
ICS1 Infrastructure and Community Facilities	<ul style="list-style-type: none"> Ensuring that there is sufficient infrastructure to support anticipated level of development. Achieve delivery in line with the Infrastructure Delivery Plan. 	<ul style="list-style-type: none"> Infrastructure Delivery Plan and Schedule to be reviewed and updated as necessary. Working with partners to identify issues and co-ordinate the delivery of infrastructure, including cross-boundary services, to ensure that there is sufficient infrastructure to support the anticipated level of development. Identifying any site-specific infrastructure requirements as part of the allocation of land in Part 2 of the Local Plan. Securing the necessary provision of infrastructure from contributions considered necessary to mitigate the impact of new development. The Council's 'Regulation 123' list of infrastructure projects associated with the 	<ul style="list-style-type: none"> List of infrastructure projects committed or completed. Infrastructure Delivery Schedule will be kept up to date in order to record changes in provision and monitor requirements. 	Adjoining authorities and infrastructure delivery providers.

Policy	Target to be achieved	Delivery	Indicators • Monitoring details	Responsible Agency/ Partner
		adoption of the CIL Charging Schedule.		
AHN1 Affordable Housing on Development Sites	<ul style="list-style-type: none"> • 30% on housing developments in • Designated rural areas providing an net increase of 6 dwellings or more • In non-designated rural areas providing a net increase of 11 dwellings or more • That have a maximum combined floorspace of more than 1,000 sq. m 	<ul style="list-style-type: none"> • Through the Council working with developers and landowners, planning applicants and Registered Providers. 	<ul style="list-style-type: none"> • Net and gross affordable housing completions • Regular monitoring of permissions, starts, completions type and tenure of affordable housing developments. 	Developers and landowners, planning applicants and Registered Providers
AHN2 Rural Exception Sites	N/A	<ul style="list-style-type: none"> • Through the Council working with developers and landowners, planning applicants and Registered Providers. 	<ul style="list-style-type: none"> • Net additional affordable homes delivered on Rural Exception Sites • Proportion of market homes delivered on Rural Exception Sites • Regular monitoring of permissions, starts, completions type and tenure of affordable housing developments 	Developers and landowners, planning applicants and Registered Providers
AHN3 Housing Types and Size	<ul style="list-style-type: none"> • Mix of market and affordable homes as identified in the 2015 West Surrey SHMA and subsequent updates 	<ul style="list-style-type: none"> • Implementation of planning permissions. 	<ul style="list-style-type: none"> • Gross and net additional dwellings by type and size • Regular monitoring of permissions and completions including 	Developers and landowners, planning applicants

Policy	Target to be achieved	Delivery	Indicators <ul style="list-style-type: none"> Monitoring details 	Responsible Agency/ Partner
			breakdown by housing type and tenure <ul style="list-style-type: none"> Housing needs survey results 	
AHN4 Gypsies, Travellers and Travelling Showpeople	<ul style="list-style-type: none"> To meet the level of need identified within the Waverley Traveller Accommodation Assessment 	<ul style="list-style-type: none"> Through partnership working: allocate sites in Local Plan Part 2, Identify and update annually a five year supply of specific deliverable sites. To progress applications through the development management process. Explore available Government grants to assist the delivery of public sites. 	<ul style="list-style-type: none"> Monitor number of new permanent pitches available in Waverley per annum Number of unauthorised and illegal encampments or developments, and enforcement actions carried out within the Borough per annum. The level of need for pitches identified within the latest Gypsy and Traveller Accommodation Assessment or Housing Need Study. Number of planning applications submitted for new sites or extensions and/or alterations to existing sites and their outcome. 	Travelling community, WBC Environmental Health, WBC Development Management
EE1 The amount of sustainable economic development	<ul style="list-style-type: none"> The provision of additional employment floorspace including at least 16,000 sq m of B1a/b Retention, improvement 	<ul style="list-style-type: none"> To progress applications through the development management and building control process. 	<ul style="list-style-type: none"> Total amount of additional employment floorspace by type Monitoring of new employment development 	Planning applicants EM3 LEP Infrastructure providers Visit Surrey Waverley's Leisure Services

Policy	Target to be achieved	Delivery	Indicators • Monitoring details	Responsible Agency/ Partner
	and provision of tourism facilities.	<ul style="list-style-type: none"> The detailed application of policies and allocations through Part 2 of the Local Plan: Site Allocations and Development Management Policies 	<ul style="list-style-type: none"> completions and refusals. (Floorspace by Type) Assessment of Employment Land supply against demand. Total amount of additional floorspace for tourism or visitor related developments Net change in visitor accommodation bed spaces granted planning permission 	
EE2 Protecting existing employment land	<ul style="list-style-type: none"> Protecting existing employment sites including sites identified under saved local plan policies IC2 and IC3 	<ul style="list-style-type: none"> To progress applications through the development management and building control process. The detailed application of policies and allocations through Part 2 of the Local Plan: Site Allocations and Development Management Policies. 	<ul style="list-style-type: none"> Monitoring of development that involves the loss of B uses including completions and refusals. (Floorspace by Type) 	Planning applicants EM3 LEP Infrastructure providers
TCS1 Town Centres	<ul style="list-style-type: none"> Delivery of new retail, leisure and business floorspace within Farnham, Godalming Haslemere/ Weyhill and Cranleigh. Retail space 	<ul style="list-style-type: none"> Development of town centre sites by promotion through Local Plan Part 2, including production of planning briefs to 	<ul style="list-style-type: none"> Monitoring of retail, leisure, culture or business space commenced or lost (by type) in the town centres and the 	Retail and business membership organisations, Town Centre Initiatives, Chambers of Commerce.

Policy	Target to be achieved	Delivery	Indicators <ul style="list-style-type: none"> Monitoring details 	Responsible Agency/ Partner
	to be in line with capacity identified in the latest retail study.	encourage development.	<ul style="list-style-type: none"> percentage within defined primary or secondary shopping centres. Amount and percentage of all completed residential business and recreational/leisure development in the defined town centres. The percentage of vacant retail premises. 	
TCS2 Local Centres	<ul style="list-style-type: none"> Maintain vitality and viability of local centres. 	<ul style="list-style-type: none"> Maintaining the vitality and viability of the centre, Supporting shops, services and other small economic uses (including post offices, petrol stations, village halls and public houses), Safeguarding the existing provision of shopping floorspace, Make provision for an increase in convenience shopping floorspace that is appropriate to the scale, nature and function of the centre and complements its 	<ul style="list-style-type: none"> Monitoring of retail business space commenced, gained or lost in local centres Annual vacancy rates 	<ul style="list-style-type: none"> Retail and business membership organisations Local organisations

Policy	Target to be achieved	Delivery	Indicators • Monitoring details	Responsible Agency/ Partner
		existing provision.		
TCS3 Neighbourhood and Village shops	<ul style="list-style-type: none"> Maintain and enhance the vitality and viability of neighbourhood and village centres. 	<ul style="list-style-type: none"> Supporting provision of small - scale local facilities to meet local community needs. Taking into account the importance of shops and services to the local community in assessing proposals that would result in their loss or change of use. Supporting proposals that would improve the viability, accessibility or community value of exiting services and facilities that play and important role in sustaining village communities. 	<ul style="list-style-type: none"> Monitoring of retail business space commenced, gained or lost in neighbourhood centres and villages 	Retail and business membership organisations Local organisations
LRC1 Leisure, Recreation and Culture	<ul style="list-style-type: none"> Protection of existing open spaces, sports, recreational and cultural facilities 	<ul style="list-style-type: none"> Partnership working with Waverley's Community Services, other sport and leisure providers and the Community Development Officer for Arts. The granting of planning permissions for leisure, recreational and cultural facilities. 	<ul style="list-style-type: none"> Change in provision of open space, sports, recreation and cultural facilities. Permissions granted and completed for leisure, recreational and cultural facilities Monitoring of S106 agreements 	Waverley's Community Services, sport, leisure and culture providers. Private leisure providers Fields in Trust Sport England

Policy	Target to be achieved	Delivery	Indicators • Monitoring details	Responsible Agency/ Partner
RE1 Non Green Belt Countryside	<ul style="list-style-type: none"> Reduction in the number of appeals allowed 	<ul style="list-style-type: none"> Protecting the countryside through the Council's development management process. 	<ul style="list-style-type: none"> Reduction in the number of appeals allowed Monitoring of planning applications and appeals allowed for applications for new buildings in the countryside beyond the Green Belt 	Development Management
RE2 Green Belt	<ul style="list-style-type: none"> Reduction in the number of appeals allowed 	<ul style="list-style-type: none"> Protecting the Green Belt through the Council's development management process. 	<ul style="list-style-type: none"> Reduction in the number of appeals allowed Monitoring of planning applications and appeals allowed involving development in the Green Belt. 	Development Management
RE3 Landscape Character	N/A	<ul style="list-style-type: none"> Partnership working with the Surrey Hills AONB Board, partner local authorities, landowners and developers. 	<ul style="list-style-type: none"> Monitoring the effectiveness of Surrey Hills AONB Management Plan Monitoring of planning decisions, including appeals, relating to these designations. Monitoring of the implementation of landscape improvements and other measures secured through Section 106 funding or other measures. 	Surrey Hills AONB Board, partner local authorities, landowners and developers.

Policy	Target to be achieved	Delivery	Indicators • Monitoring details	Responsible Agency/ Partner
TD1 Townscape and Design	N/A	<ul style="list-style-type: none"> • Determination of planning applications which meet an appropriate standard of design • Requiring sufficient detail to be included within Design and Access Statements • Provision of more detailed design and townscape policies in Local Plan Part 2 • Supporting policies/guidance in Village and Town Design Statements, which may be adopted as a material planning consideration • Through neighbourhood plans • Through adoption of Supplementary Planning Documents • Promotion of outstanding design through biennial Design Awards • Delivery of ongoing design training within Planning Service 	<ul style="list-style-type: none"> • Monitoring decisions on planning applications and appeals reflecting design considerations 	Development Management, architects and agents, landowners

Policy	Target to be achieved	Delivery	Indicators • Monitoring details	Responsible Agency/ Partner
HA1 Protection of Heritage Assets	<ul style="list-style-type: none"> No increase in number of Grade I and II* Listed Buildings identified at risk. 	<ul style="list-style-type: none"> Determination of planning applications which meet an appropriate standard of design Requiring sufficient detail to be included within Heritage Statements submitted with relevant planning applications. Continuing programme of review of Conservation Areas, Conservation Area Appraisals and Management Plans Review Buildings of Merit list, heritage assets and historic gardens of significance Neighbourhood plans Keeping and reviewing a local register of buildings at risk or vulnerable to risk. 	<ul style="list-style-type: none"> Protection of heritage assets and heritage assets at risk Monitoring of decisions on planning applications and appeals affecting heritage assets Monitoring number of heritage assets on Historic England 'Heritage at Risk' register and local 'Buildings at Risk' register 	Development Management, architects and agents, landowners, Historic England, Surrey County Council, local organisations
NE1 Biodiversity and Geological Conservation NE2 Green and Blue Infrastructure	<ul style="list-style-type: none"> Retain existing sites and land 	<ul style="list-style-type: none"> Decisions on planning applications Greening of environment, improvement in biodiversity and 	<ul style="list-style-type: none"> Changes in areas of biodiversity importance Monitoring gain or loss of designated land Assessment of quality 	Waverley Countryside Service, Action for Wildlife, Blackwater Valley Countryside Partnership, Surrey Heathland Project and Surrey Biodiversity

Policy	Target to be achieved	Delivery	Indicators <ul style="list-style-type: none"> Monitoring details 	Responsible Agency/ Partner
		enhancements of the existing green infrastructure through partnership working <ul style="list-style-type: none"> Hindhead Avoidance Strategy 	of SSSIs and SNCIs and other areas of biodiversity importance against national, county and local targets identified in Surrey Biodiversity Action Plan <ul style="list-style-type: none"> Monitoring of air quality across borough and on European sites likely to be affected by development Monitoring decisions on planning applications 	Partnership
NE3 Thames Basin Heaths Special Protection Area	<ul style="list-style-type: none"> To ensure that there is adequate SANG capacity to support proposed housing developments 	<ul style="list-style-type: none"> Decisions on planning applications. Thames Basin Heaths SPA Avoidance Strategy. 	<ul style="list-style-type: none"> Monitoring SANG capacity. The strategic monitoring of the SPA. 	TBH Joint Strategic Partnership Board (JSPB)
CC1 Climate Change CC2 Sustainable Design and Construction CC3 Renewable Energy Development	<ul style="list-style-type: none"> 10% reduction in CO₂ emissions by 2020 increasing to 25% reduction by 2035 on 2007 levels (Surrey Transport Plan) Targets/ specifications set out in Waverley's Design Standards and Specification for New Council Homes 	<ul style="list-style-type: none"> Working in partnership with planning applicants and delivered through the development management and building control processes. The detailed application of policies through Part 2 of the Local Plan Site Allocations and Development Management Policies 	<ul style="list-style-type: none"> Number and percentage of new buildings/ refurbishments incorporating decentralised and renewable or low-carbon energy sources. Number and percentage of new buildings meeting the BREEAM Good, Very Good or Excellent construction standard. 	Surrey County Council

Policy	Target to be achieved	Delivery	Indicators • Monitoring details	Responsible Agency/ Partner
CC4. Flood Risk Management	<ul style="list-style-type: none"> Zero permissions granted contrary to Environment Agency Advice (where EA consulted) 	<ul style="list-style-type: none"> Detailed application of policies through Part 2 of the Local Plan (Site Allocations and Development Management Policies) 	<ul style="list-style-type: none"> Number of permissions granted contrary to Environment Agency advice on flood risk and flood risk management. Number of properties granted planning permission in flood zone 2 and number of properties granted planning permission in flood zone 3. 	Developers and landowners, Building Control, Development Management Environment Agency
Strategic Housing Sites				
SS1. Coxbridge Farm, Farnham SS2. Land West of Green Lane, Farnham SS3. Strategic Mixed Use Site at The Woolmead, Farnham SS4. Horsham Road, Cranleigh SS5. Land South of Elmbridge Road and the High Street, Cranleigh SS6. Land opposite Milford Golf Course SS7. New settlement at Dunsfold Aerodrome SS7A: Dunsfold Aerodrome Design Strategy SS8. Strategic Mixed Use Site at Woodside Park,	<ul style="list-style-type: none"> Strategic sites delivered as per policy requirements. 	<ul style="list-style-type: none"> Decisions made on planning applications and any subsequent development briefs / masterplans. 	<ul style="list-style-type: none"> Amount of dwellings / employment floorspace delivered and when delivered. Net and gross affordable housing completions 	Development Management, developers, landowners, infrastructure providers, Surrey County Council.

Policy	Target to be achieved	Delivery	Indicators <ul style="list-style-type: none"> Monitoring details 	Responsible Agency/ Partner
Godalming SS9. Strategic Employment Site off Water Lane, Farnham				

Appendix G

Glossary of Planning Terms

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

Adopted Policies Map

A map or maps that illustrate geographically the application of policies in a development plan, on an Ordnance Survey base map.

Affordability

Affordability of housing is generally reported using the ratio of lower quartile house price to lower quartile earnings. This is the government's favoured indicator for affordability, as affordability is most likely to be an issue for people such as first time buyers, whose wages are lower. The higher the ratio, the less affordable housing is (it is in effect how many times a person's salary would be needed to buy a home). Data sources are the Annual Survey of Hours (ASHE) and Earnings (ONS) and HM Land Registry

Affordable Housing

Social rented, affordable rented and intermediate housing, provided to 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.

Air Quality Management Areas

Since December 1997 each local authority in the UK has been carrying out a review and assessment of air quality in their area. The aim of the review is to make sure that the national air quality objectives will be achieved throughout the UK by the relevant deadlines. If a local authority finds any places where the objectives are not likely to be achieved, it must declare an Air Quality Management Area there.

Amenity

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

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.

Anaerobic Digestion

Organic matter broken down by bacteria in the absence of air, producing a gas (methane) and solid (digestate). The by-products can be useful, for example biogas can be used in a furnace, gas engine, turbine or gas-powered vehicles, and digestates can be re-used on farms as a fertiliser.

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 Digital, Culture, Media and Sport because of its historic, architectural, or traditional artistic or archaeological interest.

Ancient Woodland

An area that has been wooded continuously since at least 1600 AD.

Area of Great Landscape Value (AGLV)

A local landscape designation for an area considered to have high visual quality complementing areas designated as Areas of Outstanding Nature Beauty (AONB). In 1958, 1971 and 1984 Surrey County Council designated parts of the County as AGLV. For much of the area in Waverley the AONB and AGLV designations are contiguous, however there are areas where the AGLV designation extends beyond the AONB.

Area of Outstanding Natural Beauty (AONB)

Areas of Outstanding Natural Beauty (AONBs) are areas of high scenic quality that have statutory protection in order to conserve and enhance the natural beauty of their landscapes. Natural England has a statutory power to designate land as Areas of Outstanding Natural Beauty under the Countryside and Rights of Way Act 2000.

Area of Special Environmental Quality

An area designated in the Local Plan 2002, designed to protect the special character of the towns. The Farnham ASEQ has now been replaced by a similar designation (South Farnham Arcadian Areas) in the Farnham Neighbourhood Plan.

Area of Strategic Visual Importance (ASVI)

This designation affects certain areas of land around Farnham, Godalming, Haslemere and Cranleigh. The areas affected are designated because they are considered to play an important role in preventing the coalescence of settlements or because they are areas of open land that penetrate into the urban area like a green lung. They are considered to be 'strategic' because of the role they play in maintaining the character of Farnham, Godalming, Haslemere and Cranleigh.

Authority Monitoring Report (AMR)

A report published by local planning authorities setting out monitoring information, including assessing progress with and the effectiveness of a Local Plan.

Biodiversity

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

Biodiversity Action Plan (BAP)

A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Biomass

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

BREEAM (British Research Establishment Environmental Assessment Method)

The leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

Brownfield Land and Sites

See: Previously Developed Land

Building a Greener Future

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.

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.

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.

Capacity (in retailing terms)

Potential spending by the public within the catchment area, with which to support existing and additional retail floorspace.

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.

Combined Heat and Power (CHP)

The coproduction of heat and power, usually involving the capture of waste heat from electricity generation to provide heating for a building or district.

Commercial Land

See: Industrial and Commercial Land

Communities and Local Government

See: Department for Communities and Local Government

Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Comparison floor space

Shops selling non-food items including clothes, footwear, household goods, furniture and electrical goods that purchasers compare on the basis of price and quality before buying.

Conservation 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.

Convenience floor space

Shops selling goods such as food, newspapers and drinks that tend to be purchased regularly and for which convenience of purchases is therefore important ie. a general store, newsagent.

Deliverable

To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.

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.

Department of Communities and Local Government (DCLG)

The Government Department that sets policy on supporting local government; communities and neighbourhoods; regeneration; housing; planning, building and the environment; and fire. As of January 2018, the DCLG will be known as The Ministry of Housing, Communities and Local Government's (MHCLG).

Design Statement

Guidelines prepared by Town and Parish Councils to provide a clear statement of the character of a town or village against which planning applications may be assessed. Nine of Waverley's towns and villages have Design Statements which have been adopted as material considerations or as supplementary planning documents.

Developable

To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

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 Plan Documents (DPDs)

Development Plan Documents (DPDs) are prepared by local planning authorities and form an essential part of the Development Plan, outlining the key development goals. Once adopted, development control decisions (see definition above) must be made in accordance with them unless material considerations indicate otherwise.

Edge of Centre (taken from the NPPF)

For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, 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.

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 the Local Plan, including physical, economic, and social characteristics of an area.

Examination

The Local Plan is subject to independent examination. An independent inspector will assess whether a plan has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements, and whether it is sound. To be considered 'sound' a Local Plan should be positively prepared, justified, effective and consistent with National Policy.

Farnham/Aldershot Strategic Gap

A local landscape designation which identifies an area between Farnham, Badshot Lea and Aldershot.

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.

Green Belt

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.

Green Infrastructure

A strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens.

Greenfield Sites

Land (or a defined site) that has not previously been developed. (See also 'Previously Developed Land')

Greenhouse Gas

Gases that are considered to be a major cause of global warming, including carbon dioxide, methane and nitrous oxide.

Gypsy and Traveller Accommodation Assessment (GTAA)

A survey of current Gypsy, Traveller and Travelling Showpeople facilities and needs.

Habitats Regulation Assessment

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.

Heritage Assets

Parts of the historic environment which have significance because of their historic, archaeological, architectural or artistic interest.

Housing Needs Register

The Housing Needs Register is the list of households who would like to be housed in Council or Housing Association properties in Waverley.

In Centre

The primary shopping area as shown on the Adopted Policies Map.

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-Generis.

Infrastructure Delivery Plan (IDP)

A document which identifies future infrastructure and service needs for the Borough over the Local Plan period.

Key Diagram

The diagrammatic interpretation of the spatial strategy as set out in a local authority's Local Plan.

Land Availability Assessment

A study that provides information on land supply for housing and other uses.

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.

Listed Building

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

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 Scheme

A project plan which is made available to the public, identifying the documents to be produced, in what order and when. It identifies, with a timetable what documents are to be produced to make up the Development Plan.

Local Geological Sites (previously Regionally Important Geological/geological Site (RIGS))

Local Sites are non-statutory areas of local importance for nature conservation that complement nationally and internationally designated geological and wildlife sites. The term Local Geological Site (previously Regionally Important Geological/geological Site (RIGS)), as recommended in the Defra Local Sites Guidance (2006), is now widely adopted.

Local Geological Sites are selected by voluntary geo-conservation groups, such as RIGS Groups and Geology Trusts, which are generally formed by county or unitary authority area in England.

Local Nature Reserve (LNR)

Areas of local, but not necessarily national, importance. LNRs are almost always owned by local authorities, and they often pass the management of the LNR onto County Wildlife trusts. They also often have good public access and facilities.

Localism Act

The Localism Act has devolved greater powers to councils and neighbourhoods and given local communities more control over housing and planning decisions.

Local Plan

A development plan prepared by district and other local planning authorities.

National Nature Reserve (NNR) (from Natural England)

NNRs were initially established to protect sensitive features and to provide 'outdoor laboratories' for research. Their purpose has widened since those early days. As well as managing some of our most pristine habitats, our rarest species and our most significant geology, most Reserves now offer great opportunities to the public as well as schools and specialist audiences to experience England's natural heritage.

National Planning Policy Framework (NPPF)

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable

councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

National Planning Practice Guidance (NPPG)

Guidance provided by national government to support policies in the National Planning Policy Framework (NPPF).

Natura 2000

A European network of protected sites which represent areas of the highest value for natural habitats and species of plants and animals which are rare, endangered or vulnerable in the European Community. The Natura 2000 network includes two types of area: Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

Neighbourhood Plans

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired, through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Out of Centre

A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Photovoltaics (PV)

Conversion of solar radiation (the sun's rays) to electricity by the effect of photons (tiny packets of light) on the electrons in a solar cell. For example, a solar-powered car or a calculator.

Previously Developed Land

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes:

- land that is or has been occupied by agricultural or forestry buildings
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures
- land in built-up areas such as private residential gardens, parks, recreation grounds and allotments

- 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.

Ramsar Sites

Wetlands of international importance, designated under the Ramsar Convention, an international agreement signed in Ramsar, Iran, in 1971, which provides for the conservation and good use of wetlands.

Wetlands are defined as areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six metres.

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, Historic England.

Registered Social Landlords (RSLs)

Registered Social Landlords are government-funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, RSLs undertake a landlord function by maintaining properties and collecting rent.

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.

Section 106 Agreement

A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Saved Policies

Policies within local plans that are 'saved' for a time period during the production of policies in Local Plans, which will eventually replace them.

Scheduled Monuments

See 'Ancient (scheduled) monuments'

Sites of Nature Conservation Importance (SNCI)

Areas which are designated locally for their wildlife importance. SNCI designation does not carry any statutory protection and is additional to national designations

such as Sites of Special Scientific Importance (SSSI) and Areas of Outstanding Natural Beauty (AONB). SNCIs are nevertheless valuable as they help to keep us informed of the extent of natural plant and animal life in the Borough.

Sites of Special Scientific Interest (SSSI)

The country's very best wildlife and geographical sites, designated under the Wildlife and Countryside Act 1981 (as amended) by Natural England. They include some of the most spectacular and beautiful habitats. A large proportion of the total area of these sites in England are also internationally important for their wildlife, and designated as Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites.

Special Area of Conservation (SAC)

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.

Special Protection Areas (SPA)

Sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the 'Birds Directive 1979' which provides enhanced protection given by the Site of Special Scientific Interest (SSSI) status all SPAs also hold.

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.

Strategic Environmental Assessment (SEA)

A system of incorporating environmental considerations into policies, plans and programmes.

Strategic Flood Risk Assessment (SFRA)

A SFRA should be carried out by the local planning authority to inform the preparation of its Local Plan, having regard to catchment-wide flooding issues which affect the area. Policies in Local Plans 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 Housing Land Availability Assessment (SHLAA)

A study that provides information on housing land supply.

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.

Suitable Alternative Natural Greenspace (SANG)

Suitable Alternative Natural Green Spaces are green spaces (parks, woodlands, playing fields etc.) provided in areas where development could bring increased visitor pressure on Special Protection Areas (SPAs). They are a central element of the Council's Special Protection Area Strategy for the Thames Basin Heaths SPA and aim to reduce pressure on the SPAs by providing attractive green spaces that people can use for recreation instead of the SPA.

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.

Sustainability 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 Drainage Systems (SUDS)

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.

Thames Basin Heaths Special Protection Area

See 'Special Protection Areas'.

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

Village Design Statements (VDS)

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

Windfall Site

Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

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.

Appendix H - Reference List

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