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POLICY INDEX

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GLOSSARY

**Accessibility** How easy a location or facility is to reach. Usually calculated separately for different groups of people (e.g. those with disabilities) and different means of transport (e.g. walking, cycling, public transport).

**Affordable housing** Subsidised housing comprising social rented and shared equity housing (see below) provided by a social landlord. Normally managed by a Housing Association (see below).

**Agriculture** Includes horticulture, fruit growing, seed growing, dairy farming and livestock breeding and keeping, the use of the land as grazing land, meadow land, osier land, market gardens and nursery grounds and the use of land for woodland where that use is ancillary to the farming of land for other agricultural purposes.

**Ancient Monuments (Scheduled)** A building or structure above or below the ground whose preservation is of national importance and which has been scheduled by the Secretary of State for the Environment, Transport and the Regions because of its historic architectural, traditional, artistic or archaeological interest.

**Areas liable to flood** Land adjacent to the Rivers Thames and Colne with a 1 in 100 chance of flooding in any single year.

**Areas of Special Advertisement Control** An area within which the display of advertisements is more stringently controlled in order to safeguard amenity.

**Areas of Special Landscape Importance** Areas which have been identified as making a particularly important contribution to the appearance of Berkshire’s countryside.

**Article 4 Direction** See General Development Order.

**Business Use (B1)** Class B1 of the Town and Country Planning (Use Classes Order) 1987 (as amended) (see below). Includes use for light industry (B1c), office use where the office does not provide a service to the visiting public (B1a), and research and development of products and processes (B1b). The use must be capable of being carried out in a residential area without causing nuisance from noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

**Conservation Area** Area designated by the Local Planning Authority as being of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

**Cycle Route** A general term used to describe various types of cycle facilities (cycle lanes, crossings, shared paths, cycleways and cycle tracks) on the highway and separate from it. The individual facilities are combined to form a cycle route through signing and publicity.

**Development** The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any building or other land.

**General Development Order (GDO)** The Town and Country Planning General Development Order 1988 (as amended) sets out those categories of development (see above) which may be carried out without the need to apply for planning permission. This development is known as "Permitted Development". The Local Planning Authority can make legal directions under Article 4 of the Order which require planning permission to be obtained for specified types of development which would normally be allowed under the Order (Article 4 Direction).

**Green Belt (Metropolitan)** Designated area of open land surrounding Greater London. The main purposes in the Borough are to check London’s unrestricted sprawl, prevent the coalescence of existing settlements, safeguard the surrounding countryside from further encroachment and preserve the special character of historic towns.

**Greenway (The)** A continuous footpath route between Cookham and Bray. Runs through the centre of Maidenhead where it forms part of a wildlife and landscape corridor alongside the York Stream. The
majority of the route is designated a Wildlife Heritage Site (see below). Shown on Proposals Map.

**Habitable Rooms** The number of rooms in a dwelling used as living accommodation. Includes living rooms, bedrooms, dining rooms, studies, etc. Kitchens larger than 13 square metres are also included. Bathrooms, toilets and kitchens smaller than 13 square metres are not included. Living rooms greater than 19 square metres and capable of sub-division count as two habitable rooms.

**Household** One person living alone or a family or unrelated group of people living at the same address and sharing domestic facilities and housekeeping arrangements.

**Housing Associations** Independent, non-profit making organisation usually providing subsidised houses for rent.

**Industrial Use** Industries whose activities are primarily concerned with the making and processing of goods (includes ancillary offices).

**Infrastructure** Basic services necessary for development to go ahead, e.g. roads, sewerage, water, electricity.

**Landscape Enhancement Area** Unproductive and unattractive land at Hythe End which has suffered despoilation as a result of poorly restored mineral workings. The Borough Council will encourage and support positive measures to enhance the landscape in this area which is identified on the Proposals Map.

**Listed Building** Building of special architectural or historic interest included and described in the Statutory List of Buildings of Special Architectural or Historic Interest published by the Department for Culture, Media and Sport.

**Local Nature Reserve** Local sites of botanical or wildlife interest which the public are encouraged to visit. Identified by the Borough Council in conjunction with English Nature.

**Nomination Rights** Rights for the Council to nominate prospective tenants from the Council's Housing Waiting List.

**Non-Retail Use** Any use which is not covered in Class A1 of the Use Classes Order (see below) (including uses in the financial and professional services and food and drink Use Classes).

**Open Space** Unbuilt-up areas within towns and villages which provide visual, recreational and ecological benefits. Can be either public (e.g. public parks, gardens, woods, play areas) or private (private sports grounds, school playing fields, allotments).

**Park-and-Ride** Car and coach parking at the edge of an historic town combined with a frequent public transport direct link to the town and measures to dissuade visitor traffic from parking in the central area.

**Permitted Development** See General Development Order.

**Planning Policy Guidance (PPGs)** A series of publications from the Department of the Environment, Transport and the Regions setting out Government policy on various planning issues.

**Primary Shopping Core** These shopping areas form the focus of shopping within the town centres. They contain the majority of retail multiples and variety stores.

**Recreation** Activities carried out during an individual's leisure time away from the home. Formal recreation relates to organised activities requiring special skills, equipment or facilities. Informal recreation is undertaken on a casual basis and includes children's play, walking, cycling, picnicking etc.

**Retail warehouse** Large single storey store selling non-food goods. Usually at least 1,000 sq metres gross floorspace with adjacent surface car parking.
Secondary Shopping Areas Shopping streets surrounding the primary shopping core (see above) containing specialist retail outlets, financial and professional services and food and drink establishments.

SERPLAN The London and South East Regional Planning Conference. This is a regional planning and transportation organisation constituted by the London Borough Councils, Unitary Authorities and County and District Councils in the South East.

Shared equity housing (shared ownership) A form of home ownership whereby a person purchases a certain proportion of a property's value, the remainder being retained by the Housing Association (see above). The proportion owned can normally be increased over time up to a certain limit.

Site of Special Scientific Interest (SSSI) Area designated under the Wildlife and Countryside Act 1981 as being of national importance because of its flora, fauna or geological features.

Street furniture A general term for equipment erected in the street or on the pavement by local or statutory authorities. Includes seats, litter bins, road signs, bus shelters, bollards, telephone kiosks etc.

Structure Plan A plan setting out the strategic policies and general proposals for development and other use of land throughout Berkshire. In Berkshire the current Structure Plan is known as the Berkshire Structure Plan 1991 - 2006, and covers the period 1991 - 2006. It was published in November 1995. An "Examination in Public" into this plan was held in June 1993. The Panel's report was published in October 1993. An Alteration to the Structure Plan was adopted in August 1997.

Thames Path National Trail A long distance footpath between Greenwich and the source of the Thames in Gloucestershire, formally designated by the Countryside Commission (now the Countryside Agency) in 1989.

Townscape Character and appearance of spaces and buildings in a town or village.

Traffic calming Measures such as road humps or street narrowing which reduce vehicle speeds and in other ways reduce the intrusive effects of motor vehicles in residential areas.

Tree Preservation Orders (TPO) A legal order to preserve trees or woodland or high amenity value by preventing felling, pruning etc. without the consent of the Local Planning Authority.

Use Classes Order An order made by the Secretary of State for the Environment which groups land uses into various categories (called "Use Classes"). A change of use of land or building from one use to another within the same class does not require planning permission. The current Use Classes Order came into force in 1987. The main Use Classes are:

Class A1 Shops
A2 Financial and professional services
A3 Food and drink
B1 Business
B2 General industrial
B3-B7 Special industrial groups
B8 Storage or distribution
C1 Hotels and hostels
C2 Residential institutions
C3 Dwelling houses
D1 Non-residential institutions
D2 Assembly and leisure

The General Development Order (see above) specifies various changes which can be made from one use class to another without needing permission.

Wildlife Heritage Site Areas of semi-natural habitat considered by the County and Borough Councils to be worthy of protection for nature conservation reasons, identified on the Proposals Maps.