

Glossary of Terms

Urban Area

An area characteristic of a town or city which is relatively densely populated.

The Green Belt

An area of open land surrounding a community where development is restricted in order to prevent settlements joining together.

Settlement within the Green Belt

An identified settlement within the Green Belt where limited development may be permitted.

Countryside beyond the Green Belt

An area of land that does not have Green Belt status but is designated in the Local Plan 2003 as Countryside Beyond the Green Belt to prevent Ash and Tongham joining with Aldershot to the west and Ash Green to the east. Development is restricted in this area.

Guildford Town Centre

The most sustainable location within Guildford Borough. The Town Centre Area Action Plan (Preferred Options 2006) seeks to update the Town Centre boundary in light of land use changes that have happened in the Town Centre in the last few years.

SPA Buffer Zone

This is the distance from the site to a Special Protection Area, if it is under 5km.

Areas of Guildford Borough are classified as Special Protection Areas. The ones in Guildford Borough are specifically known as the Thames Basin Heath Special Protection Areas (TBH SPA). These have been classified through a European Directive (European Community Habitats Directive) which we must comply with.

The Directive was set up to protect endangered ground nesting birds from people and animals (mainly dogs and cats) which can damage the birds' habitat. We have adopted a strategy to protect the birds but at the same time allow development to continue in the vicinity of the TBH SPA's.

If a site is within 400m to 5km of the SPA, the strategy seeks a financial contribution from residential development which increases the number of homes in the area. This is because more homes bring more people into the area, who are then likely to use the SPA for recreational activities, including dog walking and may also have cats which roam the area. These activities can cause serious harm to the habitats of *ground* nesting birds. The money collected from residential development within 400m-5km of the TBH SPA goes towards improving other areas of open space nearby, to encourage new residents to use that recreational area instead of the SPA.

If a site is within 400m of the SPA, it may be too close to avoid any harm to the birds and their habitat. Because of this, it is unlikely that a site within 0-400m of the SPA will gain planning permission for an increase in the number of homes. However, each case is dealt with on an individual basis and we always get the view of Natural England (formally English Nature) to see what they think before a decision is made.

Residential development on sites more than 5km away from the SPA are not thought to have a negative impact on the birds and their habitat, so do not have to make a

financial contribution. Any residential development needs to comply with all planning policy, as well as providing the contribution towards the protection of the birds where required, in order to gain planning permission.

In some areas of the borough, there is not enough alternative open space to encourage people to use instead of the SPA. For these sites the 'other constraints / designations' box may read 'not covered by the SPA Strategy'. This means because there is no alternative recreational land for people to use so any new residents are likely to use the SPA potentially causing damage to the birds' habitats. Under the European Directive, we cannot let this happen, so in these cases, we cannot permit development which results in an increase in the number of homes. We are, however, currently reviewing our TBH SPA strategy and hope to be able to identify more suitable alternative open space. The open space used must meet standards set by Natural England.

An Appropriate Assessment will be carried out on all sites suggested to inform the selection of the Preferred Options. An Appropriate Assessment considers the impact of a site and its suggested land use on the SPA.

Flooding

The Environment Agency uses zones to show the level of risk from flooding.

- Flood zone 3a indicates where there is a 1% or greater chance each year of flooding from rivers (high probability).
- Flood zone 2 indicates where there is a 1% - 0.1% chance each year of flooding from rivers (medium probability).
- Flood zone 1 indicates where there is a less than 0.1% chance each year of flooding from rivers (low probability).

Development within flood zone 2 and 3a and in flood zone 1 where the site area is greater than 1 hectare require a Flood Risk Assessment to be submitted alongside a planning application.

We are currently finalising a Strategic Flood Risk Assessment (SFRA) of the borough. It is a requirement of national planning guidance that we produce an SFRA, which will inform the allocation of development sites and the determination of planning applications. In line with national planning guidance, we must look to allocate sites at the lowest risk of flooding first. The SFRA may refine some flood zone boundaries, especially in Guildford Town Centre.

Once finalised, the SFRA will be available from our website (www.guildford.gov.uk > Planning & Building Control > Guildford Development Framework > Evidence Base > Strategic Flood Risk Assessment) and the Planning Helpdesk at our Millmead office, Guildford. For further information about the SFRA call 01483 444465.

Other Constraints

AGLV

This is Areas of Great Landscape Value. It covers the southern half of the borough. Within this area development should have regard to the conservation and enhancement of the existing landscape character. See the Guildford Local Plan (2003) Policy RE6 – Area of Great Landscape Value (AGLV) for more information.

AHAP

This is an Area of High Archaeological Potential, as identified by the County Council. See the Guildford Local Plan (2003) Chapter 11 – Historic Environments (paragraph 11.39) for more information.

Ancient Woodland

This is woodland that is believed to have existed from at least medieval times.

AONB

These are Areas of Outstanding Natural Beauty. They are a statutory national landscape designation, with the main aim of conserving and enhancing their natural beauty. Development which is not consistent with this aim is not granted planning permission. Together with National Parks, AONB's represent the nation's finest landscapes. See the Guildford Local Plan (2003) Policy RE5 – Area of Outstanding Natural Beauty for more information.

Blackwater Valley Strategic Gap

This is an important long term open gap preventing the coalescence of the towns and villages in the gap (Ash and Tongham from Aldershot and Farnborough). See the Guildford Local Plan (2003) Policy R11 - Blackwater Valley for more information.

Conservation Area

This is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. See the Guildford Local Plan (2003) Chapter 11 – Historic Environments for more information or call our Design and Conservation Team on 01483 444667.

Corridor of the River Wey

This designation seeks to protect and improve the special character of the River Wey. See the Guildford Local Plan (2003) Policy G11 (General policies) more information.

Cycle Route

Identified cycle routes. For more information contact our Transportation Team on 01483 444521.

Listed Building

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

Guildford also has Locally Listed buildings, which are buildings of local significance which have not met the criteria for national listing. See the Guildford Local Plan (2003) Chapter 11 – Historic Environments for more information or call our Design and Conservation Team on 01483 444667.

Local Historic Parks and Gardens

These are parks or gardens of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.

Local Nature Reserve

These are sites of nature conservation value owned, leased or managed by agreement by Local Authorities usually for educational purposes. See the Guildford Local Plan (2003) Policy NE3 – Local and Non-Statutory Sites for more information.

Local Plan Policies

All Local Plan Policies are listed in the Guildford Local Plan (2003) which is available from our website (www.guildford.gov.uk > Planning & Building Control > Planning Policy > The Local Plan) or to view at the planning reception at our Millmead office, Guildford.

Not Covered by SPA Strategy

See explanation of SPA buffer zone on page 6.

Protected Open Space

Open space is a valuable asset in the borough, especially that which is designated as 'protected open space'. See the Guildford Local Plan (2003) Policy R5 - Protection of Open Space for more information.

SAC

These are Special Areas of Conservation, which have been designated under the European Community Habitats Directive, to protect internationally important natural habitats and species. See the Guildford Local Plan (2003) Policy NE1 – Chapter 12 Natural Environment for more information.

Shopping Areas

There are Identified Shopping Areas within Guildford Borough to protect the service provided and the use is appropriate to the surrounding area. See the Guildford Local Plan (2003) Chapter 8 – Shopping for more information.

SNCI

This is an area which has been designated as a Site of Nature Conservation Importance. Planning policy aims to protect SNCI's from any development which would harm it. See the Guildford Local Plan (2003) Policy NE3 - Local and Non-Statutory Sites for more information.

SSSI

This is a Site of Special Scientific Interest, which has been identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically, plants, animals, and natural features relating to the Earth's structure). See the Guildford Local Plan (2003) Policy NE2 – Sites of Special Scientific Interest for more information.

Tree Preservation Order (TPO)

This is a designation to secure the preservation of one tree or a group of trees which have amenity value. A tree with a TPO may not normally be topped, lopped or felled without the permission of the local planning authority.

Town Centre Area Action Plan (Preferred Options 2003) Development Site

These are sites that have been identified in the Town Centre Area Action Plan at the Preferred Options stage as future development sites. The Town Centre Area Action Plan is a Development Plan Document which is being prepared as part of the Guildford Development Framework. There is more information about each of these sites in the Town Centre Area Action Plan Preferred Options document which is

available from the website (www.guildford.gov.uk > Planning & Building Control > Guildford Development Framework > Town Centre Area Action Plan) or from the Planning Reception at our Millmead office, Guildford. For more information about the Town Centre Area Action Plan call 01483 444464.

Town Centre Area Action Plan (Preferred Options) Character Improvement Site

A potential development site identified in the Town Centre Area Action Plan within a Proposed Character Improvement Area. See above for more information about the Town Centre Area Action Plan.

Town Centre Sites

Some of the sites listed were included in the Town Centre Area Action Plan Preferred Options consultation document (2006). All allocated sites in the borough must be included in the Site Allocations DPD, even those in the Town Centre. You may have commented on these sites before. All the comments submitted to the Town Centre Area Action Plan Preferred Options consultation are still valid and are being considered as we progress the document. If you have already commented, you do not need to comment on these sites again, unless you wish to add further information.