Adoption

The final confirmation of a plan as a statutory document by the Local Planning Authority.

Affordable Housing

Affordable housing is a term used to encompass the range of both subsidised and market housing designed for those whose incomes generally deny them the opportunity to purchase houses on the open market and often refers to housing provided to meet the particular needs of a local area. It may be rented accommodation, shared ownership housing or low cost housing and generally has an agreement attached to it that controls subsequent occupancy of the unit to ensure it continues to fall within the category of affordable housing.

Area of Minimum Change (AOMC)

Areas of Minimum Change seek to protect those areas of land within, or at the edge of settlements which make an important contribution to the character and appearance of the settlement. They include significant areas of public and private open space, gardens and church yards. The Policy was first established in the Devizes Local Plan, has been developed in subsequent Plans throughout the District and is now carried forward to the Replacement Kennet Local Plan. (See Policy HH10 and paragraph 6.39 for further information.)

Area of Outstanding Natural Beauty (AONB)

Land designated for special protection by the Government (on the advice of the Countryside Agency) because of its outstanding scenic quality and landscape value. The District Council cannot alter the boundary through the Local Plan process. The boundary is shown on the Proposals and Inset Maps to identify where Local Plan policies for the AONB are to apply.

Area of Special Quality

This designation was first introduced in the Kennet Local Plan to protect a particular area of Marlborough with its own distinct character. The designation has been carried forward to the Replacement Kennet Local Plan. (See Policy HH11 and paragraph 6.40 for further information.)
Avebury World Heritage Site Management Plan

The Avebury World Heritage Site Management Plan was published by English Heritage in 1998. The document was prepared during the period 1996-98 on behalf of the Avebury World Heritage Site Working Party in consultation with local people and all those with an interest in the management of the area. The Plan is not prescriptive or binding on landowners and management agencies, but aims to set the framework for co-ordinated management and the development of partnerships.

Best Value Review

Best Value is the regime against which the Council's services are measured. All Councils are required to set standards for the delivery of services, in consultation with the community. All the Council's services will undergo a fundamental review in accordance with a programme and this will be completed by the end of March 2005. The reviews will challenge why services are provided, compare performance with other Councils and companies, consult the community on service delivery, and open up services to compete in the market place.

Biodiversity

A measure of the number of species and their relative abundance in a community.

Biodiversity Action Plan (BAP)

A plan setting out the status, issues and threats for a species or habitat, and a programme of specific and timed actions with identified responsible agencies to restore/maintain/enhance the biodiversity interest. A BAP is currently being prepared for Wiltshire through a partnership of Wiltshire Trust for Nature Conservation, English Nature, the County Council and each of the District Councils in the County.

'Brownfield' Sites

Redevelopment sites previously subject to "urban" development. Built Up Area The built up area is a phrase used to describe the principle, developed area of a town or village. It comprises the main, consolidated, developed area of a settlement. It does not include peripheral, sporadic, loose knit areas of development related to a settlement. The phrase is used to restrict development to the existing boundaries of a town or village and to stop development spreading beyond these limits. For the larger towns and villages Limits of Development have been drawn to identify the existing built up area of these settlements. In the smaller villages Limits of Development have not
been drawn. Here the built up area will be determined with reference to this definition.

C

Change of Use

More correctly referred to as a “material change of use”. A change in the use of land or buildings that is of significance for planning purposes, often requiring planning permission.

Conditions

Stipulations attached to a planning permission to limit or direct the manner in which a development is carried out.

Conservation Areas

An area given statutory protection under the Planning Acts, in order to preserve and enhance its character and landscape. Conservation Areas are designated in accordance with sections 69-70 of the Planning (Listed Buildings and Conservation Areas) Act 1990. There are nearly 70 Conservation Areas designated in the District. Designation of the Conservation Area is only the first stage in the process. The Local Planning Authority is also required to prepare proposals for the preservation and enhancement of any Conservation Area in its area. Designation of these areas or their detailed boundaries are not proposals of the Local Plan. They are included on maps to indicate where Local Plan policies relating to them will be applied. Section 72 of the 1990 Act requires that, when determining planning applications and exercising other planning functions, Local Planning Authorities should pay special attention to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

Conversion

Existing buildings which are re-used to provide an alternative use.

Countryside

Land outside the Limits of Development defined for Devizes, Marlborough, Ludgershall, Tidworth and Pewsey and those villages listed in Table H.4 is considered to be the countryside where countryside policies of the Local Plan and Structure Plan will be applied. See also 'Limits of Development.

County Sites and Monuments Record

The County Sites and Monuments Record (SMR) is the primary archaeology record in Wiltshire and is maintained by the County Archaeology Service. The SMR identifies all known archaeological sites and features within the county,
including Scheduled Monuments. In January 2000 the SMR included records on over 6,100 individual archaeological sites and finds in Kennet. The SMR is continuously reviewed and updated. Flats Over the Shops (FOTS) Space over shops in town centres represents a substantial under-used asset. 'Flats Over the Shops' schemes are available to refurbish such space, preferably to provide affordable housing for those in need. The scheme generally works by a housing association taking out a lease with an owner for a period of time. The housing association carries out any renovation works required and takes full responsibility for managing the property until the lease expires.

G

'Greenfield' Sites

Sites previously subject to a "rural" use.

H

Holiday Accommodation

In Policy HC26, 'holiday accommodation' means self catering accommodation for tourists let to them for holidays for periods not exceeding 8 weeks at a time.

Homes from Empty Properties

It is estimates that around 5% of private sector homes in Kennet are empty at any one time. The 'Homes from Empty Properties' campaign is an initiative by Kennet District Council in partnership with local Housing Associations to encourage re-occupation of empty homes in the District.

I

Infill

The term infilling refers to the filling of small gaps within a small group of houses. Small gaps are interpreted as sites which are not sufficiently large for more than one dwelling. Within the context of the Replacement Kennet Local Plan, infilling is appropriate within the main and secondary settlements and those villages listed in Tables H.4 and H.5.

Integrated Transport

The integration of land-use and transportation planning to allow transport provision and the demand for travel to be planned and managed together, balancing the use of different modes of transport to encourage easy transfer between them and reduced reliance on the private car.
Kennet & Avon Canal Conservation Plan and Public Transport & Visitor Management Plan

British Waterways have prepared a Conservation Plan on behalf of the Kennet & Avon Canal Partnership as a condition of the Heritage Lottery Fund grant. The Conservation Plan is a non-statutory, advisory document which seeks to guide the conservation and management of the canal environment. It is supplemented by the Public Transport & Visitor Management Strategy which provides the rationale and framework for the provision of facilities for and management of visitors to the waterway.

Kennet Four Year Strategy

The Four Year Strategy is intended to give a clear direction and statement of the purpose and priorities of the Council. The current Four Year Strategy is the fourth to be produced and covers the period 2000-2004. The fundamental objective of the Strategy is to, through the Council's resources and influence, enable the provision of services and facilities which will support the continuation and growth of viable communities in the District enjoying an acceptable quality of life in a healthy and pleasant environment.

Key Development Sites

Key development sites are defined as each of the housing and employment allocations in this plan (including allocated mixed-use sites) and all development sites that involve 1 hectare or more of land or (in the case of housing proposals) 25 or more dwellings.

Landscape Character Assessment

Landscape Character Assessment is recognised as a basis for countryside planning and management. It is a tool for describing the character of our landscapes. The approach, as set out in guidance by the Countryside Commission (now Agency) in their publication CCP423, recognises that the character of the landscape is not simply a scenic or visual phenomenon but is the product of its physiography, history and land management. A Landscape Character Assessment has been completed for the whole District and will be adopted as Supplementary Planning Guidance.

Landscape Setting

The Landscape Local Plan defined the landscape setting to certain historic towns, including Devizes and Marlborough. The Landscape Local Plan also described the features which formed an integral part of the character and landscape setting to the towns, and sought their protection through a policy
strictly restricting any development having an adverse effect. This policy is now contained within the Replacement Kennet Local Plan and the Landscape Settings of both towns are clearly defined and shown on Inset Maps 1 (Devizes) and 5 (Marlborough).

**Large Housing Sites**

Large housing sites are defined as any new housing site involving 10 or more dwellings.

**Leisure Services Strategy**

The Leisure Services Strategy is produced by Kennet District Council. The main aims of the Strategy are to ensure the provision of adequate indoor and outdoor facilities for the people of Kennet, to ensure that the management and programme of each facility is sound, safe and well promoted and to provide appropriate support for other clubs, organisations and interests within the District.

**Limited Additional Housing**

Policy DP14 of the Wiltshire Structure Plan states that '…in some villages which possess or have good access to a range of community facilities, limited additional housing may be appropriate.' In Kennet this has been interpreted as small groups of houses involving less than 10 houses on greenfield sites within villages, redevelopment sites within villages, the replacement of existing dwellings, the re-use of existing buildings and infil sites within villages.

**Limits of Development (LOD)**

Limits of Development is the term used in the Plan to define the existing built up area of the main settlements and those villages listed in Table H.4. Land outside the Limits of Development is considered to be in the countryside where countryside policies will be applied. The Limits of Development for Devizes and Marlborough also define the inner edge of their Landscape Settings.

**Listed Buildings**

Buildings of Architectural or Historic Interest (Listed Buildings) are designated by the Department of Culture, Media and Sport in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed buildings may be designated as Grade I, Grade II* or Grade II. Grade I buildings are considered to be of exceptional national interest; Grade II* are particularly important buildings of more than special interest; and Grade II are buildings of special interest which warrant every effort being made to preserve them and their interiors.
Listed Building Consent

Listed building consent is a separate form of authorisation to that of planning permission. It may be required in addition to planning permission and is governed by separate legislation. Listed building consent is sought from the local planning authority and applies to all works (including demolition), either external and internal, that would affect a building's special interest (whether or not the particular feature is mentioned in the list description). Fixtures and curtilage buildings are normally also treated as part of the building for purposes of listed building control.

Local Housing Need

Housing need refers to households lacking their own housing or living in housing which is inadequate or unsuitable, who are unable to meet their needs in the housing market without some assistance, (see Appendix 2, Local Housing Needs Assessment: A Guide to Good Practice, Department of the Environment, Transport and the Regions, July 2000). Local housing need relates to the level of housing need identified in a particular Parish or Community Area by reference to the latest Districtwide Housing Needs Survey, the Housing Register, local Parish Surveys (where available) and the relationship between house prices and incomes.

Local Nature Reserve

Local Authorities can establish Local Nature Reserves in areas of natural history interest, under the terms of Section 21 of the National Parks and Access to the Countryside Act 1949 (as amended by Section 184 of the Local Government Act 1972). No such reserves have been established in the District to date.

Loose Knit Area

A 'loose knit area' is generally characterised by a non-continuous frontage with gaps in development that would constitute more than an infill site. 'Loose knit areas' are also generally remote from services and facilities.

Low Cost Market Housing

Low cost market housing is unsubsidised provision offered for sale by developers which have the following features:

- One or two bedrooms
- Flats/Maisonettes or Terraced/Semi-detached houses
- Internal floor area of between 40 and 75 square metres
- Priced at or below the low quartile of prevailing market values
- Offered in the first instance to people with an established local connection to the community area in which the scheme is located.
M

Mode Split

The proportions of each transport type that together constitute the total travel demand either on an area basis or related to a particular development site.

N

National Nature Reserve

Some Sites of Special Scientific Interest (see below) are subject to an additional designation in recognition of their special nature conservation interest. National Nature Reserves (NNRs) are SSSIs subject to an additional designation by nature conservation agencies under the Wildlife and Countryside Act. NNRs are reserves considered to be of national importance.

National Playing Fields Association Standards (NPFA)

The National Playing Fields Association recommends a minimum standard for outdoor playing space of 2.43 hectares/1000 population. This is commonly referred to as the '6 acre standard'. The standards refer to formal sports areas for adults and informal play space for children. The standards were first put forward in 1989.

Natural Areas

A biogeographic zone reflecting the geological foundation, the natural systems and processes and the wildlife in different parts of England. Together, Natural Areas provided a framework for setting objectives for nature conservation action. Natural Areas are non-statutory sites identified by English Nature.

Net Housing Density

For the purposes of this plan net housing density on large sites should be least 30 dwellings per hectare, with the exception of housing sites that are allocated for a lower net density because of site constraints. For the purposes of calculating the ‘net housing density’ of the site only those areas of land which will be developed for housing and directly associated uses should be included, for example, access roads within the site; private garden space; car parking areas; incidental open space and landscaping; and, children's play areas provided as part of the development. The ‘net site area’ excludes major distributor roads; primary schools; open spaces serving a wider area and significant landscape buffer strips. (PPG3, Annex C)
Outline Application

A general application for planning permission to establish whether a development is acceptable in principle, subject to subsequent approval of detailed matters.

Oxford Brookes Study of the Kennet Economy

Oxford Brookes University carried out a Survey and Appraisal of the Kennet Economy in 1998. The study aimed to provide an understanding of the way in which the local economy of the District operates and the factors which influence current patterns of economic activity in the District.

Planning Policy Guidance Notes

Planning Policy Guidance Notes (PPG's) set out the Government's policies on different aspects of planning. Local Planning Authorities must take their content into account in preparing their development plans.

Playing Pitch Strategy

The Playing Pitch Strategy was published in September 1998 by Kennet District Council's Leisure Services Division. The aims of the Strategy were twofold: to produce information about playing pitch requirements on which the Council could base its negotiations with developers; to provide updated information with regard to the location, size and equipment on all play areas in Kennet. Specifically, the Strategy presents the results of an assessment of the current levels of playing area provision and future requirements to satisfy demand for football, rugby, hockey, cricket, tennis and bowls and including provision for Artificial Turf Pitches.

Previously Developed Land

Land which is or was occupied by a permanent structure (excluding agricultural and forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously-developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures. (PPG3, Annex C).
Regional Planning Guidance (RPG)

Regional Planning Guidance is produced by Regional Offices of the Office of the Deputy Prime Minister (ODPM) on behalf of the Secretary of State. RPG provides a regional spatial strategy within which local authority Development Plans and local Transport Plans should be prepared. Currently, Regional Planning Guidance for the South West (RPG10), prepared in 2001, applies to Structure and Local Plans in Wiltshire up to 2016. It sets out a broad development strategy and spatial framework for other strategies and programmes. Generally, Structure Plans should interpret the policies and proposals of the RPG at a strategic level for the County.

Register of Historic Battlefields

English Heritage has compiled a register of the more important and accurately located battlefields. Within Wiltshire the only battlefield to be included on this register is Roundway Down. This was the site of major engagement during the English Civil War. The Register does not imply any statutory controls, nor any additional powers to regulate development or other work beyond the normal planning system. (See Policy HH4 and paragraph 6.22 for further information.)

Register of Parks and Gardens of Historic Interest

Under the National Heritage Act 1988, English Heritage has published a register of gardens and other land of special interest. The main purpose of the Register is to identify and draw attention to the best historic parks and gardens and, in doing so, help local authorities to provide adequate protection of these sites in their planning work. The Register does not provide statutory protection, nor does it imply any additional powers to control development beyond normal planning powers. It does establish the park or garden as a material consideration. (See Policy HH4 and paragraphs 6.23 - 6.25 for further information)

Registered Social Landlord

Registered social landlords have active development programmes and own a significant stock of subsidised homes in the District and form a group of potential partners, who have the expertise and capacity to deliver new housing schemes and provide effective future management of the those schemes.

River Corridor

The importance of the river systems and their margins to landscape and nature conservation is referred to in the Local Plan. River Corridors are based upon the flood plain as notified to the Council by the Environment Agency.
The flood plain boundaries have been extended in places to include areas of important riverside landscape, for example land of amenity value, or ecological interest. It is the intention of the Council in consultation with other bodies such as the Environment Agency, English Nature and other amenity groups to define River Corridors for all watercourses in the District. The policy seeks to protect those features by restricting development within the defined corridors to that which is compatible with those interests or leads to their conservation of enhancement.

Scheduled Ancient Monuments

The Department of Culture, Media and Sport has a duty to compile and maintain a schedule of monuments considered to be of national importance under the Ancient Monuments and Archaeological Areas Act 1979. Monuments on the schedule have statutory protection. Designation of these sites or their detailed boundaries are not proposals of the Local Plan. They are included on maps to indicate where Local Plan policies relating to them will be applied.

Section 106 Agreements

A binding agreement between a council and a developer associated with a grant of planning permission and regarding matters linked to the proposed development.

Sequential Test

Sequential test is the term used to define a process to establish that the most sustainable location for a development has been identified. Where a proposal is likely to generate a number of trips by private car the following process should be followed:

- Is there a suitable redevelopment site within the town centre, close to a range of local facilities?
- Is there a suitable redevelopment site on the edge of the town centre, close to a range of local facilities?
- Is there a suitable redevelopment site located on an established public transport corridor?
- Is there a suitable redevelopment site available within the built up area of the settlement?

Only when these options have been explored should the possibility of developing a greenfield site be considered.
Service Centre

In Tidworth, Pewsey, Ludgershall and Market Lavington Service Centres have been defined. This is the area within which there is a concentration of local facilities and services to meet the daily needs of local residents. The objective of the Plan is to maintain, and where possible enhance, the range of facilities and services in these areas.

Site of Nature Conservation Interest (SNCI)

Non-statutory protected sites identified by local planning authorities or local Wildlife Trusts as sites of County or local importance for wildlife.

Site of Special Scientific Interest (SSSI)

Sites of Special Scientific Interest are designated by English Nature under section 28 of the Wildlife and Countryside Act 1981. Sites are identified on the basis of published scientific criteria and their designation is intended to protect the nature conservation of the site.

Small Housing Sites

Sites of less than 0.4 hectares of land or less than about 10 dwellings on previously undeveloped land which are not allocations of the Local Plan.

Special Areas of Conservation (SAC)

Sites of European importance for species and habitats. Designated under the Habitats Directive.

Special Landscape Area (SLA)

Wiltshire County Council have designated 5 areas as Special Landscape Areas in the Structure Plans. Part of the Salisbury Plain SLA is within Kennet. The Landscape Local Plan (see above) provided a mapped boundary for the application of Structure Plan policies relating to the Special Landscape Area. Designation of these areas is not a proposal of the Local Plan. The boundaries were based on detailed survey work which remains valid and are included on maps to indicate where Structure Plan and Local Plan Policies relating to the SLA will be applied.

Special Protection Area (SPA)

Sites of European importance for wild birds. Designated under the Wild Birds Directive.

Supplementary Planning Guidance

Additional advice issued by a local planning authority expanding its statutory policies.
Sustainable Development

Development that meets the needs of the current generation without compromising the ability of future generations to meet their own needs.

Structure Plan

The Wiltshire Structure Plan 2011 was adopted by Wiltshire County Council and Swindon Borough Council on 5th January 2001. The role of the Structure Plan is to set out the general policies and proposals of strategic importance for the development and use of land in the area, taking account of national and regional planning policies. In Kennet, the Structure Plan requires the provision of 7000 dwellings and 50 hectares of employment land between 1991 and 2011. Structure Plans concentrate on providing a strategic framework within which detailed policies can then be framed in Local Plans.

Subsidised Housing

Subsidised housing is provision by a Registered Social Landlord (RSL), normally a housing association, with the benefit of Social Housing Grant either for letting at affordable rents or for sale on a shared ownership basis.

Town and Country Planning Act 1990/ Planning and Compensation Act 1991

The Town and Country Planning Act 1990 consolidated previous enactment's in respect of town and country planning and established the new procedures for preparing local plans. It identifies the stages through which a Local Plan must progress to adoption, the accepted content of local plans and the powers of the Secretary of State in respect of the Local Plan.

Section 26 of the Planning and Compensation Act 1991 amended the 1990 Act by the insertion of a new Section 54A to introduce the new requirement for planning decisions to accord with the development plan unless other material considerations indicate otherwise. The 1991 Act underlined the role of development plans in providing guidance, incentive and control. The 1991 Act ensures the development plan is the main component in the plan-led system promoted by the Government. The 1991 Act makes it mandatory to prepare district-wide local plans.

Town and Country Planning (General Permitted Development) Order 1995

Article 4 of the General Permitted Development Order, 1995, allows Local Planning authorities to issue a direction requiring development, usually considered 'permitted development', to seek planning approval. Permitted development is defined in Schedule 2 of the Order and concerns items such
as minor extensions, agricultural operations, work by statutory undertakings, temporary uses, and development within the curtilage of a dwelling.

**Town and Country Planning (General Development Procedure) Order 1995**

Article 3(2) of the General Development Procedure Order gives local planning authorities the power to direct that an application for planning permission must be accompanied by such details as are specified. This power is provided to allow authorities to determine development in sensitive areas, such as that affecting Ancient Monuments or Listed Buildings, where the granting of an outline consent would be inappropriate.

**Town and Country Planning (Use Classes) Order, 1987**

Development control does not only relate to new building work but also to changes in use of buildings or other land; planning permission is normally required for material changes of use. What constitutes a material change is a matter of fact and degree. The Use Classes Order enables landowners and users to change the use of their land and buildings in various ways without the need for planning permission. Uses within broadly similar planning implications are grouped together and, once planning permission is obtained and implemented, a user can change to another use within the same group, for example, a hairdressers could become a travel agents without planning permission.

**Town Centre**

Town Centres have been defined in Devizes and Marlborough. These areas not only encompass the prime shopping areas of these towns but also the area that supports the prime shopping areas by providing office accommodation, secondary retailing areas, accommodation for health services and voluntary workers etc. It is the area within which the majority of local facilities and services are provided and where new local facilities and services should be located to enhance the role of the centre as a whole.

**Use Classes Order**

The Town and Country Planning (Uses Classes) Order 1987 puts uses of land and buildings into various categories, planning permission not being required for changes of use within the same use class. In practise changes between use classes are likely to require planning permission.
Vacant Sites in Settlements

Previously unused/undeveloped sites within the boundaries of the towns and villages.

Wiltshire Rural Transport Partnership

The aim of the partnership is to 'improve access to services and facilities in a way which is sustainable, does not discriminate against people without access to a car and achieves social inclusion in rural areas'. The Partnership is led by Community First, chaired by Wiltshire County Council, and includes the four District Councils, Swindon Borough Council, Wiltshire Agenda 21, community transport operators, Wiltshire Health Authority, WCC Social Services, the Wiltshire Association of Local Councils and the Countryside Agency.

Wiltshire Local Transport Plan 2001 – 2006

The Government White Paper on Transport 'A New Deal for Transport: Better for Everyone' (1998) introduced the concept of 'Local Transport Plans' (LTP) to steer the development of national policies at the local level. Wiltshire County Council, as the highway authority, has co-ordinated the development of the Wiltshire LTP. The document is required to cover all forms of transport and sets out long term objectives, a costed programme of improvements in key geographical and service delivery areas and identifies how performance in achieving the objectives will be measured.

Windfall Housing Sites

Windfall sites are defined as previously developed sites within the existing built up area of a settlement that have unexpectedly become available. There is no size restriction to these sites and covers development from 1 dwelling upwards.

World Heritage Site

In 1972 UNESCO adopted the 'Convention concerning the protection of the world cultural and natural heritage' in order to provide support and protection for sites of international significance. In England, recommendations to add sites to the list of 'World Heritage Sites' are made by the Secretary of State for Culture, Media and Sport. The first seven sites in the United Kingdom to be entered on the list, accepted for inscription in 1987, included 'Stonehenge, Avebury and associated sites'. This submission was made on the basis of two separate sites, one based on Stonehenge, and the other on the Avebury complex.
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