

Glossary of Key Terms – Ashley Green Grey Belt Study

This glossary explains technical and planning terms used in the Ashley Green Grey Belt Study and relevant National Planning Policy Framework (NPPF) policies. It is designed to help parish councillors and local residents understand planning language. Each entry includes both the formal planning definition and a plain English explanation.

Active Travel

Travel involving physical activity, such as walking or cycling, and the routes or facilities that support these options.

Plain English: Getting around without using a car – like walking or cycling – using safe and convenient routes.

Affordable Housing (AH)

Homes for sale or rent for people whose needs are not met by the market, including Social Rent, Affordable Rent, and Shared Ownership.

Plain English: Housing that costs less than normal market prices or rents, aimed at people who can't afford regular housing.

Assessment Area (AA)

A defined part of the parish used in the Grey Belt Study for detailed site analysis. Boundaries follow physical features.

Plain English: A small section of land marked out for study, using clear landmarks like roads or hedges.

Brownfield Land

Previously developed land that has been built on before, excluding land returned to a natural state.

Plain English: Land that used to have buildings or development on it.

Call for Sites

A process where the Local Planning Authority invites suggestions of land for future development.

Plain English: When the council asks landowners or the public to put forward land that could be built on.

Community Infrastructure

Facilities and services needed by a community, such as schools, health centres, and parks.

Plain English: The things a community needs to work well, like schools, doctors, and playgrounds.

Core Policy

A high-level policy from the Local Plan that sets strategic principles for development.

Plain English: A main rule in the council's plan about how land should be used or developed.

Defensible Boundary

A strong, physical edge to development, like a road or river, that helps prevent urban sprawl.

Plain English: A natural or man-made barrier that clearly marks the edge of a built-up area.

Designated Heritage Asset

A building, monument, or site of national importance, such as a Listed Building or Conservation Area.

Plain English: A building or place officially protected for its historical or cultural importance.

Development Plan

A set of planning documents used to make decisions on planning applications.

Plain English: The official set of rules and plans that guide what can be built and where.

Footnote 7 (NPPF)

A list of protected areas or assets where national policy strongly restricts development.

Plain English: A government list of important places where building is usually not allowed.

Golden Rules (NPPF §156)

Special requirements for Green Belt or Grey Belt housing, such as higher affordable housing levels and infrastructure improvements.

Plain English: Extra rules for building houses in Green Belt or Grey Belt land, like providing more affordable homes and better roads.

Green Belt

Land designated to prevent urban sprawl by keeping areas open and undeveloped.

Plain English: Protected countryside around towns and cities to stop them merging together.

Grey Belt

Land within the Green Belt that may be considered for development if it meets certain tests.

Plain English: Parts of the Green Belt that could be built on if strict rules are met.

Green Infrastructure

A network of natural and semi-natural spaces that provide environmental and social benefits.

Plain English: Green spaces like parks, woods, and playing fields that benefit people and wildlife.

Large Built-up Area

An area physically and functionally part of a city or large town.

Plain English: A big, continuous built-up area with lots of services and transport links.

Local Green Space (LGS)

A protected green area that is important to the local community.

Plain English: A special green space that is protected from being built on.

Local Nature Recovery Strategy (LNRS)

A county-level plan for protecting and improving biodiversity and green spaces.

Plain English: A county-wide plan for making nature and green areas healthier.

Local Planning Authority (LPA)

The council responsible for local planning and deciding most planning applications.

Plain English: The council department that handles planning decisions.

Major Development (Housing)

Usually a proposal for 10+ homes or on land of 0.5 hectares or more.

Plain English: A big housing scheme of at least ten homes.

National Planning Policy Framework (NPPF)

Government policy setting out how planning should be done in England.

Plain English: The government's rulebook for planning decisions.

Neighbourhood Plan

A local plan made by a parish or community setting policies for development.

Plain English: A plan made by the local community to shape how their area changes.

Planning Practice Guidance (PPG)

Government guidance explaining how to apply planning policies.

Plain English: Extra advice from the government on how planning rules should work.

Provisional Grey Belt

Land that could be Grey Belt but needs more checks or assessment.

Plain English: Land that might be built on but still needs to be checked against rules.

Public Rights of Way (PRoW)

Paths where the public has a legal right to walk, cycle, or ride.

Plain English: Footpaths, bridleways, and tracks anyone can use.

Sustainable Location

A place with easy access to shops, schools, jobs, and services by walking, cycling, or public transport.

Plain English: Somewhere you can get to what you need without always using a car.

Sustainable Pattern of Development

A layout of homes, services, and infrastructure that meets needs without harming future generations.

Plain English: Building in a way that works well now and in the future.

Tier 2 / Tier 3 / Tier 4 Settlements

Settlement classifications in the Local Plan, based on size, services, and transport.

Plain English: Categories for villages and towns depending on how big they are and what they offer.

Metropolitan Green Belt

A specific part of the Green Belt around London, aimed at preventing urban sprawl in the capital's surrounding counties.

Plain English: Protected countryside around London to stop towns and cities spreading into each other.

Major Housing Development

For the purposes of this study, proposals for more than 9 homes or covering more than 0.5 hectares.

Plain English: A housing project of at least 10 homes or covering more than half a hectare of land.

Minor Housing Development

Small-scale housing schemes below the threshold for major development.

Plain English: A small housing project with fewer than 10 homes.

Settlement Boundary

A mapped line defining the edge of a village, used in planning to decide where development is acceptable.

Plain English: The official edge of a village, beyond which building is usually restricted.

Nucleated Village

A village with buildings clustered around a central point, such as a green, crossroads, or church.

Plain English: A village where houses and buildings are gathered closely around a centre.

Linear Village

A village where buildings are arranged in a line, usually along a road.

Plain English: A village with homes stretched along a single main road.

Neighbourhood Plan Policy Lever

A tool available to a Neighbourhood Plan to influence development, such as identifying sites for specific types of housing.

Plain English: A rule in the Neighbourhood Plan that can be used to guide what gets built and where.

Active Travel Infrastructure

Facilities like pavements, cycle paths, and safe crossings that support walking and cycling.

Plain English: The paths, pavements, and routes that make walking or cycling safer and easier.

Publicly Accessible Green Space

Open land available for everyone to use, often for recreation, sport, or leisure.

Plain English: A park or green area anyone can visit.

Doorstep Accessible Natural Greenspace

Small, good-quality green spaces close to where people live, identified by Natural England.

Plain English: A small local park or nature area within easy walking distance of your home.

Call for Sites Data

Information collected by the council when it invites landowners to suggest land for development.

Plain English: A list the council makes when people put forward land they think could be built on.

Irreplaceable Habitats

Habitats which, once destroyed, cannot be re-created, such as ancient woodland.

Plain English: Special natural areas, like ancient forests, that can't be replaced if lost.

National Landscape

An area formerly called an Area of Outstanding Natural Beauty (AONB), protected for its scenic and environmental importance.

Plain English: Beautiful countryside protected by law.

Listed Building

A building of special historical or architectural interest that is protected by law.

Plain English: A building that's important for history or design and legally protected from being changed without permission.

Density (dph)

The number of dwellings per hectare, used to measure housing development intensity.

Plain English: How many homes are built on a piece of land, usually per hectare.

National Model Design Code

Government guidance on design principles for creating high-quality, beautiful, and sustainable places.

Plain English: Government advice on how to design attractive, practical, and sustainable neighbourhoods.
