



Glossary of Terms

Additionality: The extent to which public finance induces private spending or other activity that would not otherwise have occurred. The degree of additionality is assessed in relation to the counterfactual, that is, what would have occurred without intervention.

Affordable Housing - low cost housing for sale or rent, often from a housing association, to meet the needs of local people who cannot afford accommodation through the open or low cost market, or subsidised housing.

Amenity - the pleasant or normally satisfactory aspects of a location that contribute to its overall character and the enjoyment of residents or visitors.

Ancillary Use - a subsidiary use connected to the main use of a building or piece of land.

Bio-diversity - a measure of the number and range of species and their relative abundance in a community.

Bio-diversity Action Plan - the means by which the UK government commitment to the Convention on Biological Diversity at Rio de Janeiro (1992) is to be met.

CCTV - A CCTV is a video camera connected to a monitor. The camera usually has a zoom feature, which allows the user to magnify anything placed in the camera's view.

Commuted sum - a sum of money paid by a developer to cover the future maintenance costs of certain areas or items that are going to be adopted and maintained at public expense.

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

Conservation area – an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Normally designated by the Council.

Consultation - procedures for assessing public opinion about a plan or major development proposal, or in the case of a planning application, the means of obtaining the views of affected neighbours or others with an interest in the proposal.

Core strategy – sets out the general vision and objectives to be delivered in the local development framework

DCLG – Department for Communities and Local Government.

Detailed/Full Application - The most common type of planning application is one that seeks full or detailed planning permission. It should contain all the information needed for the LPA to reach its decision, but the LPA may seek further information.

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 buildings or land.

Development Plan Documents (DPDs) – the documents that outline the key development goals of the local development framework. They include the core strategy, site-specific allocations of land and a proposals map. But they may also include optional development documents such as area action plans.

DfES – the Department for Education and Skills.

English Heritage (Historic Buildings and Monuments Commission for England) The Government's statutory advisor on the historic environment responsible for its protection and promotion.

Green Infrastructure – a concept that recognises the multi-functional value of green spaces, including for recreation, flood control and communications, in particular when spaces are linked together as a whole across an area in a strategic network.

Heads of Terms – set out the principal issues agreed within a planning obligation.

Highways Authority – responsible for developing and managing certain types of roads and rights of way.

Infrastructure - permanent resources serving societies needs, including roads, sewers, schools, hospitals, railways, communication networks etc.

Law Society - The regulatory body in the UK for all qualified solicitors

Listed building – a building designated by the Secretary of State (for Culture, Media and Sport) as of special architectural or historic interest. There are three grades – I, II*, and II.

Local Development Framework (LDF) – a folder of documents prepared by District Councils and unitary authorities to outline the spatial planning strategy for an area.

Local Planning Authority - the local authority or council that is empowered by law to exercise planning functions. This is normally the local borough or district council, but in National Parks and some other areas there is a different arrangement.

Local Transport Plan (LTP) – a five year plan prepared by the County Council and unitary authorities to set out their transport strategy and for the area.

NPFA – the National Playing Fields Association.

Planning Policy Guidance (PPG) – planning policy guidance notes which set out Government policy on particular

planning issues such as housing and transport. They are being replaced by PPS.

Planning Policy Statement (PPS) – planning policy statements. These have been introduced as part of the Government's review of the planning system. They are a more focussed version of PPGs.

Planning Obligations – legal agreements negotiated under Section 106 of the Town and Country Planning Act 1990. They are used to reduce the negative impact of new development.

Public Realm - outdoor areas accessible to the public.

RICS – the Royal Institute of Chartered Surveyors.

RSL – registered social landlord.


RSS – Regional Spatial Strategy. The part of the Development Plan which is decided at a regional level and which sets the strategy for the East Midlands. Local Development Frameworks must be in general conformity with this.

Section 106 Agreement - a binding agreement between a council and a developer associated with a grant of planning permission and regarding matters linked to the proposed development.

Section 278 or 38 Agreement – a legal agreement under Section 278 or Section 38 of the Highways Act 1980 to secure improvements to the highway network.

Site of Special Scientific Interest (SSSI) - area identified by English Nature or Countryside Council for Wales for protection by reason of the rarity of its nature conservation or wildlife features.

Supplementary Planning Document (SPD) – expands or adds detail to policies in the core strategy. It may take the form of a design guide, an area development brief, a master plan or an issue-based document.



Supplementary Planning Guidance (SPG) – expands or adds detail to policies in local plans.

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 Development - environmentally responsible development, commonly defined as "development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs".

Sustainable Drainage Systems (SuDS) – a means of controlling surface water run-off as close as possible to its origin before it enters a watercourse.

Transport Assessment – a statement which analyses ease of access to a site by all modes of transport. It also identifies measures to improve access, especially by walking, cycling and public transport.

Travel Plan – a plan committing the current or prospective user of a property to reduce the number and impact of car trips by introducing specific measures such as encouraging the use of public transport, cycling and car sharing.

Use classes order – a statute that groups uses into various categories and which specifically states that permission is not required to change from one use to another within the same class.

The main use classes are:

- A1 - Shops.
- A2 - Financial and professional services.
- A3 - Restaurants and cafes.
- A4 - Drinking establishments.
- A5 - Hot food takeaways.

- B1 - General offices, workshops and laboratories.
- B2 - Other industrial activities.
- B8 - Storage or distribution.

- C1 - Hotels and boarding houses.
- C2 - Residential institutions.
- C3 - Dwelling houses (including up to 6 people sharing).

- D1 - Non residential institutional uses.
- D2 - Places of assembly and leisure uses.