

Glossary

A guide to common planning terms and acronyms

Introduction

This glossary offers a plain word definition of some of the most commonly used terms in planning. Its status is purely as an introductory quick reference guide and it should not be used as a source for statutory definitions.

Term	Description	
Accessibility	The ability of people to move around an area and reach places and facilities, including elderly and disabled people, those with young children and those encumbered with luggage or shopping.	
Adopted Proposals Map	A component of a Local Development Framework and an important part of the development plan, or DPD itself, showing the location of proposals in all current Development Plan Documents, on an Ordnance Survey base map.	
Adoption	The final confirmation of a development plan or Local Development Document status by a local planning authority (LPA).	
Affordable Housing (or sub-market housing)	Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.	
Ancillary Use / Operations	A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.	
Annual Monitoring Report (AMR)	A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.	
Appeal	The process whereby a planning applicant can challenge an adverse decision, including a refusal of permission. Appeals can also be made against the failure of the planning authority to issue a decision within a given time, against conditions attached to permission, against the issue of an enforcement notice and against refusals of listed building and conservation area	

	consent. In England and Wales, appeals are processed by the Planning Inspectorate.	
Area Action Plan	A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).	
Area of Outstanding Natural Beauty (AONB)	An area with a statutory national landscape designation, primary purpose of which is to conserve and enhance natural beauty. Together with National Parks, AONB, represent the nation's finest landscapes. AONB's are designated by the Countryside Agency.	
Article 4 Direction	Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by local planning authorities.	
Backland development	Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.	
Biodiversity	The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.	
Biomass	Living matter within an environmental area, for example plant material, vegetation, or agricultural waste used as a fuel or energy source.	
Breach of Condition Notice	A notice served by a local planning authority where they suspect that a planning condition linked to a planning permission has been breached.	
Brownfield Land and Sites	Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. Also see 'Previously-Developed Land'.	
Change of Use	A change in the way that land or buildings are used (see Use Classes Order). Planning permission is usually necessary in order to change from one 'use class' to another.	
Circular	A government publication setting out procedural matters and guidance.	
Community Strategy	A strategy prepared by a local authority to improve local quality of life and aspirations,	

	under the Local Government Act 2000.	
Compulsory Purchase Order (CPO)	An order issued by the government or a local authority to acquire land or buildings for public interest purposes. For example, for the construction of a major road or the redevelopment of certain brownfield sites.	
Conditions (or 'planning condition')	Requirements attached to a planning permission to limit, control or direct the manner in which a development is carried out.	
Conservation Area	Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.	
Conservation Area Character Appraisal	A published document defining the special architectural or historic interest that warranted the area being designated.	
Conservation Area Consent	Consent required for the demolition of an unlisted building within a conservation area.	
Contaminated Land	Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.	
Conversions	Generally means the physical work necessary to change of use of a building from a particular use, classified in the use classes order, to another use. Can also mean the subdivision of residential properties into self-contained flats or maisonettes.	
Core strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy (see also DPDs).	
Curtilage	The area normally within the boundaries of a property surrounding the main building and used in connection with it.	
Density	In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.	
Design Statement	A design statement can be made at a pre-planning application stage by a developer, indicating the design principles upon which a proposal is to be based. It may also be submitted in support of a planning application.	
Detailed Application / Full application	A planning application seeking full permission for a development proposal, with no matters	

	reserved for later planning approval.	
Determination	The process by which a local planning authority reaches a decision on whether a proposed development requires planning permission.	
Development	Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also "permitted development").	
Development Plan	A document setting out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area. It includes Unitary, Structure, and Local Plans prepared under transitional arrangements. It also includes the new-look Regional Spatial Strategies and Development Plan Documents prepared under the Planning & Compulsory Purchase Act of 2004.	
Development Plan Documents (DPDs)	Development Plan Documents are prepared by local planning authorities and outline the key development goals of the local development framework. Development Plan Documents include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be an adopted proposals map which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. DPDs form an essential part of the Local Development Framework.	
Dwelling & Dwelling house	A self-contained building or part of a building used as a residential accommodation, and usually housing a single household. A dwelling	

	may be a house, bungalow, flat, maisonette or converted farm building.	
Eco-towns	Exemplar "green developments". They will meet the highest standards of sustainability, including low and zero carbon technologies and quality public transport systems. They will make use of brownfield land and surplus public sector land where practical and lead the way in design, facilities and services, and community involvement	
Elevation	The actual facade (or face) of a building, or a plan showing the drawing of a facade.	
Enforcement Action	Procedures by a local planning authority to ensure that the terms and conditions of a planning decision are carried out, or that development carried out without planning permission is brought under control.	
Enforcement Notice	A notice served by a local planning authority setting out the remedial action necessary to put right work or correct an activity that appears to have been undertaken without planning permission.	
Environment Agency	A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.	
Environmental Impact Assessment (EIA), and Environmental Statement (EA)	Applicants for certain types of development, usually more significant schemes, are required to submit an "environmental statement" accompanying a planning application. This evaluates the likely environmental impacts of the development, together with an assessment of how the severity of the impacts could be reduced.	
Flood plain	Generally low-lying areas adjacent to a watercourse, tidal lengths of a river or the sea, where water flows in times of flood or would flow but for the presence of flood defences.	
Flood Risk Assessment	An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.	

Fossil Fuels (a non-renewable fuel)	Carbon-rich fuel (coal, oil and natural gas) formed from the remains of ancient animals and plants. Their combustion is considered to contribute to the 'greenhouse effect'.	
Front-loading	Community involvement in the production of Local Development Documents to gain public input and seek consensus from the earliest opportunity.	
Full Application	See 'Detailed application'.	
General Conformity	<p>A Local Development Document must be in "general" conformity with the strategy and proposals set out in the Regional Spatial Strategy as assessed by the Regional Planning Body (GLA in London).</p> <p>Normally, it would only be where an inconsistency or omission of a policy causes significant harm to the implementation of the RSS (SDS in London) that it would be considered not to be in general conformity.</p>	
General Permitted Development Order (GPDO)	A set of regulations made by the government which grants planning permission for specified limited or minor forms of development.	
Geographic Information System (GIS)	A computer-based system whereby mapping and information are linked for a variety of uses, such as capturing data justifying Local Development Documents.	
Green Belt (not to be confused with the term 'greenfield')	<p>A designation for land around certain cities and large built-up areas, which aims to keep this land permanently open or largely undeveloped. The purposes of the green belt is to:</p> <ul style="list-style-type: none"> • check the unrestricted sprawl of large built up areas • prevent neighbouring towns from merging • safeguard the countryside from encroachment • preserve the setting and special character of historic towns • assist urban regeneration by encouraging the recycling of derelict and other urban land <p>Green belts are defined in a local planning</p>	

	authority's development plan.	
Greenfield Land or Site	Land (or a defined site) usually farmland, that has not previously been developed.	
Greenhouse Effect / Global Warming	The gradual heating of the Earth due to greenhouse gases, leading to climate change and rising sea levels. Renewable energy, energy efficient buildings and sustainable travel are examples of ways to help avert the greenhouse effect.	
Greenhouse Gases	Naturally occurring examples include water vapour, carbon dioxide, methane, nitrous oxide and ozone. Some human activities increase these gases, including fossil fuel combustion within motor vehicles and some power stations.	
Groundwater	An important part of the natural water cycle present underground, within strata known as aquifers.	
Habitable rooms	Any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.	
Highways Agency	An executive agency of the Department of Transport. The Highways Agency is responsible for operating, maintaining and improving the strategic road network of England.	
Housing Corporation	The national Government agency that funds new affordable housing and regulates housing associations in England.	
Human Rights Act	<p>The Human Rights Act 1998 incorporated provisions of the European Convention on Human Rights (ECHR) into UK law.</p> <p>The general purpose of the ECHR is to protect human rights and fundamental freedoms and to maintain and promote the ideals and values of a democratic society. It sets out the basic rights of every person together with the limitations placed on these rights in order to protect the rights of others and of the wider community.</p> <p>The specific Articles of the ECHR relevant to planning include Article 6 (Right to a fair and</p>	

	public hearing), Article 8 (Right to respect for private and family life, home and correspondence), Article 14 (Prohibition of discrimination) and Article 1 of Protocol 1 (Right to peaceful enjoyment of possessions and protection of property).	
Independent Examination	The process by which a planning inspector may publicly examine a Development Plan Document (DPD) before issuing a binding report. The findings set out in the report are binding upon the local authority that produced the DPD.	
Infill development	The development of a relatively small gap between existing buildings.	
Informal Hearing	A planning appeal hearing undertaken in a structured way, but without the full formality of a local inquiry.	
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.	
Inquiry (sometimes known as a Public Inquiry)	A hearing by a planning inspector into a planning matter such as a local plan or appeal.	
Inset map	A development plan map showing a particular area of interest on the wider proposals map at a larger, more readable scale.	
Issues, Options and Preferred Options	The "pre-submission" consultation stages on Development Plan Documents with the objective of gaining public consensus over proposals ahead of submission to government for independent examination.	
Landscape Appraisal	A method of assessing appearance and essential characteristics of a landscape.	
Landscape Character	The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.	
Lawful Development Certificate	A certificate issued by a local planning authority, on application, stating that an existing (LDC 191) or proposed use (LDC 192), or other forms of development, can be considered as lawful for planning purposes.	
Layout	The way buildings, routes and open spaces are placed or laid out on the ground in	

	relation to each other.	
Legibility (in terms of settlement patterns)	A legible area is one with a strong sense of local identity. Locations, streets, open spaces and places that have a clear image and are easy to understand. For example, a location that is easy to find your way around.	
Lifetime Homes Standards	Criteria developed by a group convened by the Joseph Rowntree Foundation in 1991 to help house builders produce new homes flexible enough to deal with changes in life situations of occupants e.g. caring for young children, temporary injuries, declining mobility with age.	
Listed Building	<p>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).</p> <p>English Heritage is responsible for designating buildings for listing in England.</p>	
Listed Building Consent	Consent required for the demolition, in whole or in part of a listed building, or for any works of alteration or extension that would affect the character of the building.	
Local Area Agreement (LAA)	A three year agreement, based on local Sustainable Community Strategies, that sets out the priorities for a local area agreed between Central Government, represented by the Government Office (GO), and a local area, represented by the local authority and other key partners through Local Strategic Partnerships (LSPs).	
Local Development Documents (LDDs)	These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.	
Local Development Framework (LDF)	The Local Development Framework (LDF) is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development	

	<p>documents. An LDF is comprised of:</p> <ul style="list-style-type: none"> • Development Plan Documents (which form part of the statutory development plan) • Supplementary Planning Documents <p>The local development framework will also comprise of:</p> <ul style="list-style-type: none"> • the Statement of Community Involvement • the Local Development Scheme • the Annual Monitoring Report • any Local Development Orders or Simplified Planning Zones that may have been added 	
Local Development Order (LDO)	An order made by a local planning authority extending permitted development rights for certain forms of development, with regard to a relevant Local Development Document.	
Local Development Scheme (LDS)	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with government and reviewed every year.	
Local Plan	An old-style development plan prepared by district and other local planning authorities. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.	
Local Planning Authority	The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council. National parks and the Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.	
Local Strategic Partnership (LSP)	An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.	
Local Transport Plan	A five-year integrated transport strategy, prepared by local authorities in partnership	

	with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local transport plans should be consistent with the policies and priorities set out in the Regional Transport Strategy as an integral part of the Regional Spatial Strategy.	
Master Plan	A type of planning brief outlining the preferred usage of land and the overall approach to the layout of a developer. To provide detailed guidance for subsequent planning applications.	
Material Consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.	
National Park	The statutory purposes of national parks are to conserve and enhance their natural beauty, wildlife and cultural heritage and to promote opportunities for public understanding and enjoyment of their special qualities. National parks are designated by the Countryside Agency, subject to confirmation by the Secretary of State under the National Parks and Access to the Countryside Act 1949.	
Nature Conservation	The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.	
Noise exposure category (NEC)	In terms of planning guidance, when assessing a proposal for residential development near to a source of noise, planning authorities use noise exposure categories to help consider the effects.	
Non-Fossil Fuels	Sources of energy not derived from the combustion of fossil fuels. Examples include renewable energy resources such as wind or hydroelectric (water) power.	
Open Space	All space of public value, including public landscaped areas, playing fields, parks and play areas, and also including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.	
Outline application	A general application for planning permission	

	to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters. Does not apply to changes of use.	
Permitted Development (or Permitted Development Rights)	Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order.	
Planning & Compulsory Purchase Act 2004	<p>The Act updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduces:</p> <ul style="list-style-type: none"> • a statutory system for regional planning • a new system for local planning • reforms to the development control and compulsory purchase and compensation systems • removal of crown immunity from planning controls. 	
Planning Condition	Condition attached to a planning permission.	
Planning Gain	The benefits or safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.	
Planning Inspectorate	<p>The Planning Inspectorate is the government body responsible for:</p> <ul style="list-style-type: none"> • the processing of planning and enforcement appeals • holding inquiries into local development plans • listed building consent appeals • advertisement appeals • reporting on planning applications called in for decision by the Secretary of State or in Wales with the National Assembly for Wales • examinations of development plan documents and statements of community involvement 	

	<ul style="list-style-type: none"> various compulsory purchase orders, rights of way cases; and cases arising from the Environmental Protection and Water Acts and the Transport and Works Act and other highways legislation are also dealt with. <p>The work is set in agreement with Department for Transport, the Department for Communities and Local Government and the National Assembly for Wales.</p>	
Planning Obligations and Agreements	Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.	
Planning Permission	Formal approval sought from a council, often granted with conditions, allowing a proposed development to proceed. Permission may be sought in principle through outline planning applications, or be sought in detail through full planning applications.	
Planning Policy Guidance (PPG)	Issued by central government setting out its national land use policies for England on different areas of planning. These are gradually being replaced by Planning Policy Statements.	
Planning Policy Statement (PPS)	Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.	
Planning Portal	A national website provided by the government for members of the public, local planning authorities and planning consultants. The Planning Portal features a wide range of information and services on planning.	
Previously Developed Land (PDL) or 'Brownfield' land	Previously developed land is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed-surface infrastructure. The definition covers the curtilage of the development. Planning Policy Guidance Note 3 (Housing) has a detailed definition.	

Public Art	Permanent or temporary physical works of art visible to the general public, whether part of a building or free-standing. For example, sculpture, lighting effects, street furniture, paving, railings and signs.	
Public Open Space	Urban space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfill a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages).	
Public Realm	Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.	
Public Right of Way	A public right of way is a highway over which the public have a right of access along the route.	
Regeneration	The economic, social and environmental renewal and improvement of rural and urban areas.	
Regional Spatial Strategy (RSS)	A strategy for how a region should look in 15 to 20 years time and possibly longer. The Regional Spatial Strategy identifies the scale and distribution of new housing in the region, indicates areas for regeneration, expansion or sub-regional planning and specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal. Most former Regional Planning Guidance is now considered RSS and forms part of the development plan. Regional Spatial Strategies are prepared by Regional Planning Bodies.	
Registered Social Landlord (RSL)	Technical name for a body registered with the Housing Corporation. Most Housing Associations are RSLs. They own or manage some 1.4 million affordable homes, both social rented and intermediate. <i>See also:</i> Housing Association.	
Renewable Energy	Renewable energy is energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.	
Section 106 Agreement	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section	

	106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.	
Site of Special Scientific Interest (SSSI)	A site 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).	
Spatial Development	Changes in the distribution of activities in space and the linkages between them in terms of the use and development of land.	
Spatial Planning	<p>Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.</p> <p>This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.</p>	
Special Needs Housing	Housing to meet the needs of groups of people who may be disadvantaged, such as the elderly, the disabled, students, young single people, rough sleepers, the homeless, those needing hostel accommodation, key workers, travellers and occupiers of mobile homes and houseboats.	
Statement of Community Involvement (SCI)	The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions. The Statement of Community Involvement is an essential part of the new-look Local Development Frameworks.	

Statutory	Required by law (statute), usually through an Act of Parliament.	
Statutory Body	A government-appointed body set up to give advice and be consulted for comment upon development plans and planning applications affecting matters of public interest. Examples of statutory bodies include: Countryside Agency, English Heritage, English Nature, Environment Agency, Health & Safety Executive, Regional Development Agency, and Sport England.	
Statutory Undertakers / Statutory Utilities	Bodies carrying out functions of a public character under a statutory power. They may either be in public or private ownership such as Post Office, Civil Aviation Authority, the Environment Agency or any water undertaker, any public gas transporters, supply of electricity etc.	
Strategic Environmental Assessment (SEA)	<p>An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves the:</p> <ul style="list-style-type: none"> • preparation of an environmental report • carrying out of consultations • taking into account of the environmental report and the results of the consultations in decision making • provision of information when the plan or programme is adopted • showing that the results of the environment assessment have been taken into account 	
Sui-Generis	A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.	
Supplementary Planning Document (SPD)	A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan	

	Document.	
Supplementary Planning Guidance (SPG)	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.	
Sustainability Appraisal (including Environmental 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 Communities	Places where people want to live and work, now and in the future.	
Sustainable Communities Plan	A programme issued by the government to set the framework for delivering sustainable communities over the next 15-20 years. The main areas of focus are housing supply, new growth areas, decent homes and the countryside and local environment.	
Sustainable Development	<p>A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."</p> <p>The government has set out four aims for sustainable development in its strategy A Better Quality of Life, a Strategy for Sustainable Development in the UK.</p> <p>The four aims, to be achieved simultaneously, are:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everyone • effective protection of the environment • prudent use of natural resources • maintenance of high and stable levels of economic growth and employment. 	
Sustainable travel / sustainable transport	Often meaning walking, cycling and public use of transport (and in some circumstances "car sharing"), which is considered to be less damaging to the environment and which contributes less to traffic congestion than	

	one-person car journeys.	
Topography	A description (or visual representation on a map) of the shape of the land, for example, contours or changes in the height of land above sea level.	
Townscape / Cityscape	The general appearance of a built-up area, for example a street a town or city.	
Transport Assessment (TA)	An assessment of the availability of, and levels of access to, all forms of transportation.	
Travel Plan (sometimes called a 'green travel' or 'commuter' plan)	A travel plan aims to promote sustainable travel choices (for example, cycling) as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel plans can be required when granting planning permission for new developments.	
Tree Preservation Order (TPO)	A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.	
Unauthorised Development	Development that has or is taking place without the benefit of planning permission. It may then risk being the subject of enforcement action.	
Urban Capacity Study	Studies undertaken to establish how much additional housing can be accommodated within urban areas.	
Urban Design	The art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, to create successful development.	
Use Classes Order	The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.	
Wildlife Corridor	Strips of land (for example, along a hedgerow) conserved and managed for wildlife, usually linking more extensive wildlife habitats.	
Windfall Site	A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for	

	one or a small number of homes.	
Written representations	A procedure by which representations on planning appeals, development plans and Development Plan Documents can be dealt with without the need for a full public inquiry or informal hearing.	
Zero-carbon Home	Over a year, the net carbon emissions from all energy use in the home are zero. This includes energy use from cooking, washing and electronic entertainment appliances as well as space heating, cooling, ventilation, lighting and hot water.	

Acknowledgement

This glossary is a shortened version based on the glossary available on the Planning Portal's website www.planningportal.gov.uk

Acronyms

AAP	Area Action Plan
AMR	Annual Monitoring Report
CS	Core Strategy
GPDO	Town & Country Planning (General Permitted Development) Order
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LTP	Local Transport Plan
LSP	Local Strategic Partnership
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RPG	Regional Planning Guidance
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SEA	Strategic Environmental Assessment
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
TPO	Tree Preservation Order

Questions

Please contact Planning Enquiries 01908 252358 or planning.enquiries@milton-keynes.gov.uk if you have any queries about the information provided in this document or have any further questions.

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