

Jargon Buster

Local Plan

The folder of documents which include all the local planning authority's local development documents.

Design Statement

A document providing guidance on how development can be carried out in accordance with good design practice. It is often produced by a local authority and/or a community with a view to retaining local distinctiveness.

Local Development Order

An order made by a local planning authority extending permitted development rights (i.e. what can be constructed without having to first apply for planning permission) for certain forms of development, with regard to a relevant LDF document, e.g. allowing change of use of empty shop units to help regenerate the historic quarter of a town centre.

Community Infrastructure Levy

It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes newer or safer road schemes, flood defences, schools, hospital and other health and social facilities, park improvements, green spaces and leisure centres.

Area Action Plan (AAP)

Part of the LDF focusing on a specific location or an area subject to conservation or significant change, e.g. a major regeneration area of town centre.

Supplementary Planning Document (SPD/SPG)

Part of the LDF that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' LDF document, e.g. Affordable Housing or a large redevelopment area.

Parish/Community Led Plan

A community-led, consultation based project which identifies the most valued aspects of an area, the areas of concern and the wishes for improvement; leading to the publication of an action plan which prioritises the key issues, proposes solutions, identifies potential partners, funding requirements and potential funders, and proposes a time line for delivery of actions.

Section 106 Agreement

A legal agreement under section 106 of the 1990 Town and Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer that ensure certain additional works related to a development are undertaken, e.g. a new play area, a pelican crossing, etc. Can also be used to control development where a condition cannot be used e.g. ensuring Shared Ownership housing remains as such even when sold on to subsequent purchasers.

Planning condition

A condition attached to a planning permission, either requiring that something be done e.g. landscaping, or restricting the new development in some way e.g. specifying the opening hours of a hot food takeaway.

Jargon Buster continued

Neighbourhood Plan

A new plan-making power introduced by the Localism Act allowing local communities to come together to shape development in their neighbourhood area.

Planning Enforcement Action

Procedures carried out by a local planning authority to ensure that the terms and conditions of a planning decision are complied with, or that development undertaken without planning permission is brought under control.

Community Right to Build Order (CRTBO)

An order made by a local community group allowing them to bring forward a small development for purposes such as new homes, businesses or community facilities.

Neighbourhood Development Order (NDO)

An order made by a community granting planning permission for certain types or classes of development in a particular area, e.g. it could apply planning permission to a particular site or building where a new local shop is wanted.