

Glossary of Planning terms

A more extensive list of planning terms is available at:

<http://www.planningportal.gov.uk/england/government/en/1115310681665.html>

The Glossary is neither a statement of law nor an interpretation of the law, and its status is only an introductory guide to planning issues and should not be used as a source for statutory definitions.

Abbreviation	Term	Meaning
	Affordable Housing	Housing, usually managed by registered social landlords, provided to those who cannot afford to buy or rent on the open market. The most common forms include housing at discounted rent, or available to part buy part rent (i.e. shared ownership)
	Allocation	An area of land identified for a specific land use in a development plan.
AAP	Area Action Plan	One of the types of development plan documents. Provides a planning framework for areas of major change or areas of conservation.
AMR	Annual Monitoring Report	A report produced each year to indicate the progress on the Local Development Framework and its effectiveness. Outlines action that may need to be taken to meet targets or if policies need to be replaced. Changes will be implemented through a revised local development scheme.
	Brownfield Land (Previously-developed land)	Land which is or has been occupied by a permanent building or structures (excluding agricultural or forestry buildings). The definition can include the curtilage of the developed land e.g. a garden. Where the remains of any structure or activity have blended into the landscape the site may no longer be considered brownfield.
CS	Community Strategy	A strategy prepared by a local authority to improve local quality of life and aspirations, under the Local Government Act 2000
	Conservation Area	An area of special architectural or historic interest where development is strictly controlled so that its special character and qualities can be preserved or improved.
	Core Spatial 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.

	Derelict Land	Land no longer in active use.
DPD	Development Plan Document	Spatial planning documents prepared as part of the Local Development Framework. These are subject to independent examination and there is a right for those making representations to be heard at an independent examination. The Core Strategy and Site Allocations and Policies are the DPDs that will be part of the Newcastle Local Development Framework. These are shown geographically on a Proposals Map. The timetable for production of these is set out in the Local Development Scheme.
	Generic Development Control Policies	A suite of criteria based policies which are required to ensure that all development within the area meets the spatial vision and objectives set out in the Core Strategy.
	Green Belt	An area of land protected from development to prevent built up areas from merging, protect the character of towns and countryside and aid urban regeneration.
	Greenfield site	Land that has not previously been developed or where the remains of any buildings, roads, uses etc have blended into the landscape since last used.
HA	Housing Association	An independent, non profit organisation registered and regulated by the Housing Corporation who provide and manage housing for rent and sale at discounted rates
LDD	Local Development Document	Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement together form the Local Development Documents.
LDF	Local Development Framework	Is a collection of documents, each with a distinctive role to perform, that together set out how a local area may change over the next few years. The use of a number of discrete documents rather than a single plan enables them to be updated individually, in response to changes in government guidance, market pressure or local circumstances, enabling them to be kept up-to-date.
LDS	Local Development Scheme	A programme which outlines how and when the Local Development Documents are to be prepared.
PPS	Planning Policy	Previously known as PPGs (Planning

	Statement	Policy Guidance) these give the Government's planning policy guidance on various topics.
	Proposals Map	Illustrates, on an Ordnance Survey based map, all the policies contained in Development Plan Documents together with any saved policies.
RSS	Regional Spatial Strategy	Prepared by the Regional Planning Body. It sets out policies in relation to the development and use of land in the region.
RSL	Registered Social Landlord	A body that manages affordable homes, both social rented and intermediate. Most housing associations are RSLs. A housing association must be registered with the Housing Corporation to be an RSL.
	Saved Policies	Transitional arrangements allowed for existing adopted plans and policies to be saved for three years until September 2007. After this, Local Authorities were required to save the parts of their Local Plan which are still relevant and do not repeat national or regional guidance. These policies are saved until they can be reasonably replaced within the Local Development Framework.
	Sequential Test	A planning principle that seeks to identify, allocate or develop certain types of location of land before others. For example, brownfield housing sites before Greenfield sites, or town centre retail sites before out-of-centre sites.
	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>
SCI	Statement of Community Involvement	A document setting out how the Council intends to involve the general public in drawing up policies in the Local Development Framework and in major

		planning applications. The SCI is not a Development Plan Document but is subject to a statutory adoption process.
	Strategic Environmental Assessment (SEA)	An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of impacts.
SPD	Supplementary Planning Documents	A Local Development Document, which contains further detail of policies or proposals in a Development Plan Document. An SPD may be thematic or site-specific. These are subject to consultation but as they do not create new policy they are not subject to a public examination.
SA	Sustainability Appraisal	A Sustainability Appraisal is a means of appraising the impacts that today's policies may have long term. The appraisal involves considering the social, economic and environmental effects of a plan from the outset of the preparation process. These are required for each development plan document.
	Sustainable Development	The core principle underpinning planning. It is described as development which meets the needs of the present without compromising the ability of future generations to meet their own needs.
	The Development Plan	Comprises the RSS and Local Development Documents contained within the Local Development Framework