

A Plain Word Glossary to Common Planning Terms

Introduction

The following definitions are plain-word explanations of some commonly misunderstood terms used in planning. Please note these definitions are intended to provide a quick and basic explanation these terms only.

Terms

Term	Meaning
Article 4 Direction	Directions issued by the local planning authority in accordance with Article 4 of the GPDO. These directions remove specific permitted development rights for certain development. The most common example of these is the creation of Conservation Areas where an Article 4 Direction restricts certain development to protect.
Conservation Area	An area of special architectural or historic interest which has restrictions placed on certain types developments (such as changes to windows, demolition etc) in order to preserve its character and/or appearance. Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990.
Core Strategy	Sets out the vision for planning in the borough in line with Hackney's Community Strategy and drive the Local Development Framework (LDF). All LDF documents are developed in line with the core policies contained within the Core Strategy. They address where new housing, offices and shops should be located, improvements to public transport and protection of the environment.
Environment Agency (EA)	A central government agency tasked with responsibilities related to protecting the natural environment, water, pollution and waste.
General Development Procedure Order (GDPO)	An order made by the Secretary of State that sets out how local planning authorities must handle planning applications (e.g. consultation procedures).
General Permitted Development Order (GPDO)	An order made by the Secretary of State granting a 'blanket planning permission' to certain types of developments, such house extensions, commercial development, telecommunications etc. The order sets detailed thresholds within which the development is considered to be permitted. Development that is outside these thresholds requires planning permission.

Greater London Authority (GLA)	The strategic governing body covering all of London. Made up of the Mayor of London and the London Assembly. The GLA sets strategic policies and projects related to issues such as housing, transport, police, fire, environment etc. that affect the entire London region.
House in Multiple Occupation (HMO)	There is no exact definition in planning however an HMO can best be described as a residential dwelling consisting of multiple occupants living in non-self-contained circumstances and do not live together as a single 'household'. There are various legal tests set down through case law that are used to determine whether a situation is considered to be an HMO or not.
Householder Application	A common term used by many Councils to describe planning applications for small-scale developments to individual homes by their owners (e.g. a rear extension).
Local Area Plans	Plans that provide a set of specific policies and guidance for an individual area. These plans are focused on areas of significant change, regeneration or conservation. AAPs are a type of Development Plan Document (DPD) that form part of the Local Development Framework (LDF).
Local Development Framework (LDF)	This is a collection of planning documents in a folder format which will incrementally replace the 1995 Hackney UDP and guide development in the borough. Planning applications will be assessed against the policies contained within the LDF.
Local Development Scheme (LDS)	Outlines the work programme for completing Hackney's Local Development Framework (LDF). It describes the timing and process for developing all of the documents in the LDF over the next three years.
Listed Building	A building identified as having special historical or architectural merit (either externally, internally or both). The building is protected from most further development without permission from the local planning authority. The property on which the building sits is usually covered by the listing as well. The schedule of listed buildings has three grades: Grade I, Grade II and Grade II* depending on the significance of the building.
Listed Building Consent (LBC)	An application for permission to carry out development on or around a listed building.
Major Planning Application	Defined in the GDPO as either: <ul style="list-style-type: none"> • A residential development comprising 10 or more dwellings, or where the site is 0.5 hectare or more; or • Any other use where the proposed floor space is 1,000 square metres or more, or the site area is 1 hectare or more.

Minor Planning Application	Any type of planning application that is does not fall within the definition of a "Major Planning Application".
Permitted Development	Certain types of development that have been granted 'blanket planning permission' by the GDPO. The most common forms of Permitted Development relate to small household extensions.
Planning Contributions	<p>"Private agreements negotiated, usually in the context of planning applications¹, between local planning authorities and persons with an interest in a piece of land (or "developers"), and intended to make acceptable development which would otherwise be unacceptable in planning terms. The outcome should be that the proposed development concerned is made to accord with published local, regional or national planning policies." (para. B3 of Circular 05/05).</p> <p>The framework for the current system of planning obligations in England is set out in section 106 (s106) of the Town and Country Planning Act 1990 (substituted by the Planning and Compensation Act 1991) and ODPM Circular 05/05.</p> <p>Planning Contributions are sometimes referred to as s106/Section 106 Legal Agreements which is the legal mechanism by which the contributions are secured.</p>
Planning Obligations	Previous term used for Planning Contributions.
Planning Permission	Formal permission to carry out development on land or use land for a specific purpose. The permission is normally obtained from the local planning authority (usually the local council). The permission will often carry a number of conditions that need to be complied with at all times.
Section 106 Legal Agreement	A legally binding agreement made between an applicant and the LPA that secures the provision of specific Planning Contributions.
Statement of Community Involvement (SCI)	Shows how and when the community can get involved in the development of Local Development Framework (LDF) documents and planning decisions. It provides a set of standards for different ways that the Council will engage with the public and key stakeholders. For example, it sets out when information leaflets are required or when public meetings would be helpful in the planning process.
Supplementary Planning Document (SPD)	Documents that form part of the Local Development Framework (LDF). They provide more detailed advice about core policies, such as the need for affordable housing within new developments, or further guidance on issues such as house extensions. The documents will reflect contemporary best practice. The documents are taken into account (where relevant) when assessing a planning application.
Supplementary Planning Guide (SPG)	Additional document(s) published by the council providing detailed guidance on various issues related to development and the Unitary Development Plan (UDP) policies. These are not subject to the same degree of public scrutiny in their preparation and do not carry as much weight as the policies of the UDP. However, they are still a material planning consideration and are taken into account when assessing a planning application. SPGs are gradually being replaced as part of the new Local Development Framework (LDF). Their replacements are called Supplementary Planning Documents (SPDs).

Unitary Development Plan (UDP)	A document that sets out a council's policies for development within its area. Planning applications are assessed against these policies before they are determined. Hackney's UDP was adopted in 1995 and is currently in the process of being replaced by the new Local Development Framework (LDF).
Unilateral Undertaking	A legally binding document prepared by an applicant, undertaking to make specific contributions in order to satisfy Planning Obligations requirements. Differs to a s106 legal agreement in that it is not an agreement reached between two parties and the local planning authority is not a signatory.
Validation	When you first submit your application, we check to make sure it is complete. The validation date (i.e. the start date) for the application is the date we receive your application. However if the application is deemed invalid, the validation date is the date we receive the last piece of outstanding information.

Acronyms

AAP	Area Action Plan
DPD	Development Plan Documents
EA	Environment Agency
GDPO	Town & Country Planning (General Development Procedure) Order (1995)
GLA	Greater London Authority
GPDO	Town & Country Planning (General Permitted Development) Order (1995)
HMO	House in Multiple Occupation
LBC	Listed Building Consent
LBH	London Borough of Hackney
LDF	Local Development Framework
LDS	Local Development Scheme
ODPM	Office of the Deputy Prime Minister
PD	Permitted Development
SCI	Statement of Community Involvement
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guide
UDP	Unitary Development Plan

Questions

Please contact the Planning Service if you have any queries about the information provided in this document, or have any further questions.

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