

Planning Process Jargon Buster

GPDO	General Permitted Development Order – a list of development which can be undertaken where permission is deemed to have been granted provided it meets certain criteria and for which a planning application is not required.
GDPO	General Development Procedures Order – The method by which the Local Planning Authority will advertise, consult on and determine your planning application.
TPO	Tree Preservation Order – An order preventing the removal of or works to any tree without the express consent of the Local Planning Authority
Section 106	The Section of the Town and Country Planning Act (1990) that deals with developer contributions which make the proposal acceptable in planning terms.
Enforcement	A process by which the Local Planning Authority seeks to rectify breaches in planning e.g. development, of any kind, that does not have planning permission.
Appeal	A process by which an applicant can challenge the decision or the failure of a Local Planning Authority to make a decision through a referral to the Secretary of State.
Design and Access Statement	A supporting statement, proportionate to the scale of the development which details the Design and Access aspects of the proposal.
Heritage Statement	A supporting statement, which identifies the scheduled and un-scheduled heritage assets affected by any proposed development and which analyses the potential impact of the development thereon.
Use Classes Order	A list of operations which are categorised into bands of similar operations and which identifies when a change between uses does or does not require planning permission.
Planning Committee	A group of elected Council members, who make planning decision on behalf of the Council.
Delegated Powers	The power which the Planning Committee has given to its senior officers to determine simple planning application on their behalf.
Planning Officer	Professional Town Planner employed by the Council to provide specialist advice and recommendations with regards determination of planning applications.
Statutory Consultee	Agencies and bodies which the legislation requires must be consulted as part of planning applications e.g. Highway Authority and Environment Agency.
Simplified Planning Zones (SPZ)	Within an SPZ, planning permission is not required to carry out development that is in accordance with the SPZ scheme. Simplified Planning Zones are particularly useful as part of an overall promotional programme, to generate private sector interest in the zone concerned or more widely. Within the SPZ an incoming investor can also have the certainty of being able to start construction without delay.
Neighbourhood Development Orders	A community organisation of at least 10 members to create such an order for neighbourhood or community development projects.
LEAP	Local Equipped Areas of Play
LAP	Local Area of Play
NEAP	Non Equipped Area of Play
Section 106 / S106	Section of the Town and Country Planning Act 1990 under which legal agreement are entered into which require developers to provide monies or do certain things in order to make a development acceptable in planning terms e.g. construct junctions, provide open space or contribute towards community facilities. The term is often used to relate to the legal agreement generated under the section.

For more information please contact PlanSurv.