

LDS Glossary of Terms:

Authority Monitoring Report (AMR) - A report produced each year by local authorities, which assesses the effectiveness of its development plan documents in achieving their objectives.

Biodiversity Net Gain (BNG) - From 12 February 2024, planning applications for major development proposals ([as defined in legislation](#)) will, unless exempt, need to demonstrate biodiversity net gain to the levels specified. This is usually at least 10%.

(Planning) Conditions – A condition imposed on a grant of planning permission or within a Local Development Order or Neighbourhood Development Order. They aim to enhance the quality of development and enable development to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects.

Conservation Area (CA) - Buildings or structures which are in a conservation area are subject to stricter controls over demolition (such as Article 4 restrictions on Permitted Development Rights) than when buildings are outside of a conservation area, in order to protect features of special character and appearance within that area.

Designated Heritage Assets – Heritage assets that are nationally or internationally recognised sites of high cultural value, e.g. Listed Buildings, Scheduled Monuments and UNESCO World Heritage sites. Planning applications in their vicinity will require an accompanying Heritage Statement.

Development Plan Document (DPD) – Documents defined by section 38 of the Planning and Compulsory Purchase Act 2004, including, for example, Local Plans, Neighbourhood Plans, and Minerals and Waste Strategies.

Infrastructure Delivery Plan (IDP) – A document setting out details for the delivery of infrastructure to support planned development of all types within the district, as set out in a Local Plan.

Local Planning Authority (LPA) – The public authority whose duty it is to carry out specific planning functions for a particular area.

National Model Design Code (NMDC) - The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design.

National Planning Policy Framework (NPPF) - The National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied. The most recent published version of this can be accessed at [National Planning Policy Framework](#).

Neighbourhood Plans (NPs) - [Neighbourhood plans](#), once adopted by referendum, become part of the statutory development plan for the area that they cover. The law requires that they must be in general conformity with the strategic policies in the adopted local plan for the area (and any other strategic policies that form part of the statutory development plan where relevant)

Non-Designated Heritage Assets - Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Planning Practice Guidance (PPG) – Government guidance on planning policy and practice, relevant to specific areas of planning such as Advertisement applications or Biodiversity Net Gain requirements, for example.

Rural Exception Sites – Small sites developed for affordable housing in perpetuity where planning permission would not normally be granted for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Section 106 (S106) - Section 106 agreements are a form of planning obligation, comprising a legal agreement between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works required to accommodate a development are undertaken.

Standard Methodology - The standard method identifies a minimum annual housing need figure, using a formula that incorporates a baseline of local housing stock which is then adjusted upwards to reflect local affordability pressures.

Statement of Community Involvement (SCI) – A document required by legislation and published by councils as part of their LDS outlining how the

community can get involved in the planning process, including residents, businesses and other stakeholders.

Supplementary Planning Document (SPD) – Documents which Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making.

Vacant Building Credit – a financial incentive for brownfield development on sites containing vacant buildings, made by a reduction in potential affordable housing contributions equivalent to the value of existing gross floorspace of relevant vacant buildings.