

Glossary of Planning Terms and Acronyms (July 2023)

5YHLS	Five Year Housing Land Supply	A supply of deliverable sites sufficient to provide 5 years' worth of housing against a housing requirement in the CS or against a LHN
AIA	Arboricultural Impact Assessment	A report outlining impacts of a proposed development on the existing tree stock.
AMS	Arboricultural Method Statement	A report outlining the methodology and mitigation to protect existing tree stock as part of a proposed development
AOD	Above Ordnance Datum	Height measurement to a height above the Ordnance Datum or sea level
AQMA	Air Quality Management Area	An area of the borough that is subject to air quality monitoring and/or management
Article 2(3)	Article 2(3)	A designated area including a Conservation Area
Article 4	Article 4 Direction	A direction made under Article 4 of the GPDO which withdraws specific PD rights
BMV	Best and Most Versatile Land	Land in grades 1, 2 and 3a of the Agricultural Land Classification
BMV	Benchmark Land Value	The existing use value of the land plus a premium
BNG	Biodiversity Net Gain	A measure to ensure that habitat for wildlife is in a better state than it was before development, usually by 10%
BREAAM	Building Research Establishment Environmental Assessment Model	A validation and certification system for sustainable built environment including the Site Layout Planning for Daylight and Sunlight: a guide to good practice
CA	Conservation Area	A designated area with restrictions intended to manage and protect the architectural and historic interest of the area.
CIL	Community Infrastructure Levy	A levy applied by the LPA on new development which is used to fund infrastructure
CS	Core Strategy	The key Council policy document used to determine the location, amount, type and timing of new development
DAS	Design and Access Statement	A report submitted by an applicant accompanying and supporting a planning application
DLUHC	Department for Levelling Up, Housing and Communities	Government department overseeing local government, planning and building safety
DMPD	Development Management Policies Document 2015	Document that supports the objectives of the CS and sets criteria for planning applications and site allocations
DPH	Dwellings per hectare	A measure of development density, whether dwellings or bedrooms per hectare
EA	Environment Agency	Executive non-departmental public body dealing primarily with flooding, watercourse and drainage matters
EEBC	Epsom and Ewell Borough Council	The local planning authority responsible for planning matters
EIA	Environmental Impact Assessment	A procedure used to determine whether a major project is likely to have significant environmental effects
EUV	Existing Use Value	The current value of existing property assuming it will be used for the existing use for the foreseeable future
FFL	Finished Floor Level	The height at which the floor is proposed to be built
FRA	Flood Risk Assessment	A document outlining the flood risk on the site and elsewhere and any required mitigation to offset impacts
GB	Green Belt	Area of open land around London on which development is restricted
GDV	Gross Development Value	The anticipated value of a completed development
GPDO	General Permitted Development Order 2015	Statutory instrument allowing permitted development and prior approval.
HDT	Housing Delivery Test	An annual measurement of housing delivery
HMO	House in Multiple Occupation	A property rented by 3-6 unrelated people (small HMO) or more than 6 unrelated people (large HMO)

LBC	Listed Building Consent	Required for demolition, alteration or extension to a listed building
LDF	Local Development Framework	The Core Strategy, Development Management Policies Document and Plan E
LHN	Local Housing Need	An assessment of the number of homes needed in an area based on a standard method
LLB	Locally listed building	Local buildings identified as having heritage significance meriting consideration but which do not meet the criteria for designated heritage assets
LLFA	Lead Local Flood Authority	Surrey County Council
LPA	Local Planning Authority	Epsom and Ewell Borough Council
NDHA	Non designated heritage asset	See 'locally listed building'
NGL	Natural Ground Level	The level of the ground before any excavation or filling has been carried out
NPPF	National Planning Policy Framework 2021	Government planning policies on how Local Plans should be produced and development should be assessed
NPPG	National Planning Policy Guidance	Government guidance to assist in planning considerations alongside the NPPF
PD	Permitted Development	Allows the improvement or extension of homes without the need to apply for planning permission
PDL	Previously Developed Land	Land which is or was occupied by a permanent structure, including curtilage, with exclusions.
PEA	Preliminary Ecological Assessment	An initial assessment submitted by an applicant outlining the ecological features within a site or wider area.
PINS	Planning Inspectorate	Deals with planning appeals, examination of local plans and national infrastructure applications
Plan E	Epsom Town Centre Area Action Plan 2011	Planning Framework outlining planning policies for Epsom Town Centre
PRA	Preliminary Risk Assessment	An initial assessment submitted by an applicant that develops the initial conceptual site model to establish potentially unacceptable risks within a site
RPA	Root Protection Area	The radius around a tree which should be left undisturbed to protect roots and maintain viability
s106	Section 106	Legal agreement securing planning obligations (such as affordable housing) against a planning permission
SCC	Surrey County Council	The unitary authority responsible for highways related matters within the LPA
SCI	Statement of Community Involvement	Document outlining how planning services intend to involve the local community in planning issues
SPD	Supplementary Planning Document	A Council document that adds further detail and guidance to the policies in the development plan
SPG	Supplementary Planning Guidance	A variation of a Supplementary Planning Document
SSSI	Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981
SUDS	Sustainable Urban Drainage System	Drainage to manage stormwater locally, to mimic natural drainage and encourage infiltration and/or attenuation
TA	Transport Assessment	Document submitted by an applicant outlining the transport implications of a proposed development
TCPA	Town and Country Planning Act 1990	An act of Parliament regulating the development of land
TPO	Tree Preservation Order	An order made by a LPA to protect specific trees or woodlands from any tree works without permission
TPP	Tree Protection Plan	A plan outlining tree fencing and other mitigation to protect trees during construction.
UCO	Use Class Order	Categorisation of uses of land and buildings under the Town and Country Planning (Use Classes) Order 1987