

Section 3 Supporting Information

Chapter 28 Housing Trajectory and Supporting Information

28.1 Housing Trajectory

28.1.1 The London Plan, sets out a housing target of 733 dwellings per annum¹⁹¹ that the borough should seek to meet and exceed. The target is for ten years between 2015 and 2025 and has been rolled forward¹⁹² to 14 years (1 April 2015 – 31 March 2029) giving a target of 10,262 dwellings. From 2015-2017 a total of 531 dwellings were completed, leaving a remaining housing requirement on 1 April 2017, of 9,731 dwellings to the end of plan period (12 years plus 935 undersupply).

First five year period (2017/18 to 2021/22)

28.1.2 The NPPF requires authorities to identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. To be considered deliverable¹⁹³ sites should be:

1. Available now;
2. Offer a suitable location for development now;
3. Be achievable with a realistic prospect that housing will be delivered on the site within five years;
4. Sites with planning permission should be considered deliverable until permission expires.

28.1.3 The sites that make up the land supply for each year consist of the following components:

1. Units under construction (at 1 April 2017) not expected to complete within the current monitoring year. Assumptions were made that schemes of between 1 and 24 units would be complete within two financial years of the start date. On sites of 25 units or more, the best available information has been used to estimate completions. As development is actively occurring on these sites, they are considered to meet the tests of availability, suitability and deliverability set out the NPPF.
2. Units on sites with planning permission but not yet under construction. Assumptions were made that schemes of between 1 and 24 units would complete in three financial years from 01/04/2017 and are therefore all included as completions within FY2018/19 and 2019/20. On sites of 25 units or more the best available information has been used to estimate the timing of completions.

¹⁹¹ Table 3.1 London Plan 2016 (as amended)

¹⁹² Policy 3.3D Increasing Housing Supply, London Plan 2016 (as amended)

¹⁹³ See glossary

3. A small sites estimate was used to inform the land supply for the years 2020/21 and 2021/22. The figure of 152 pa has been taken from the London SHLAA 2013.
4. An estimate of vacant homes brought back into use of 46 units per annum also taken from the SHLAA is included for every year from 2017/18.
5. The non-self-contained allowance for the borough is 0 units per annum (London SHLAA 2013) so does not contribute to projections for this period, or to projections in the second or third five year periods.

Years 6 to 12 (2022/23 to 2028/29)

- 28.1.4 The NPPF requires that for this period a supply of specific, developable¹⁹⁴ sites or broad locations for growth are identified. Whilst this is specific for years 6 to 10; for years 11-15 the requirement is to demonstrate this only where possible. The sites which make up this element of supply are those strategic sites allocated in the Local Plan (with and without planning permission) together with other sites the Council has become aware of but which are not progressed enough to include in the first five years.
- 28.1.5 The annual small sites estimate and vacant units coming back to use have also been included in the land supply for this period for the reasons set out above.
- 28.1.6 It is anticipated that the broad locations which will provide the additional capacity required towards the end of the plan period are a potential further uplift on the Kensal Gasworks Strategic Site subject to additional transport and improvements.

Five Year Housing Land Supply

- 28.1.7 The housing supply requirement from 1 April 2017 to 31 March 2022 is 4,258 dwellings. This is made up of five years of the borough's annual supply target of 733 new homes, plus the undersupply of 935 dwellings for the period 2015-2017 spread across the plan period and a 5% buffer brought forward from later in the plan period. Chapter 23 explains the basis for the application of a 5% buffer and the 'Liverpool' approach to addressing the undersupply. The current supply of deliverable sites during this period is expected to be 4,410 dwellings based on those sites assessed as deliverable in the housing trajectory¹⁹⁵. This information is provided in the tables below.
- 28.1.8 The housing trajectory currently shows a total development pipeline of 8,979 net additional units for the 12 year period 2017/18 to 2028/29. The total target over the same period is 9,731 units. Therefore the total capacity is 752 units below the borough target over the same period.

¹⁹⁴ See glossary

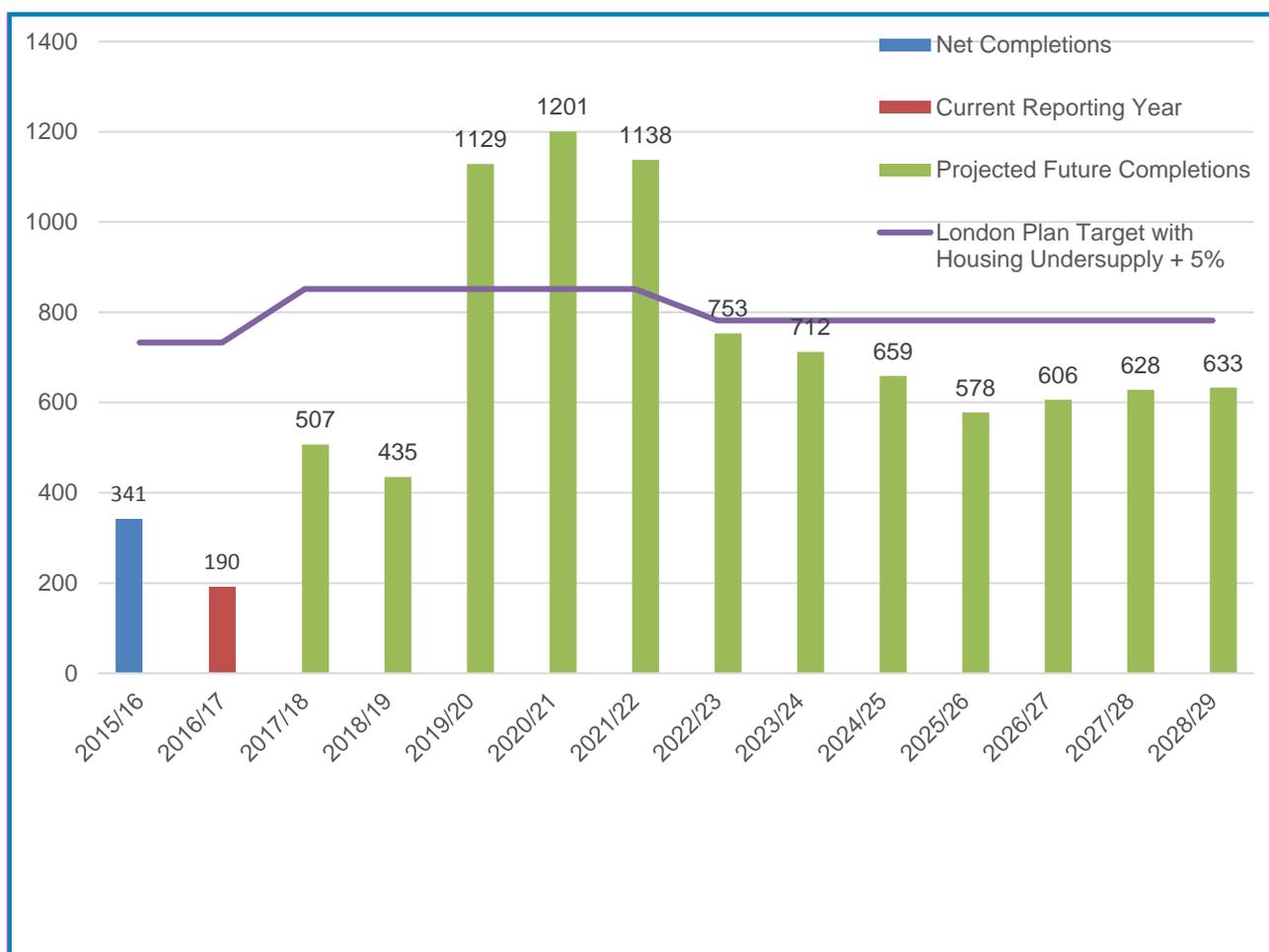
¹⁹⁵ Please note that the Housing Trajectory will be updated as part of the Monitoring Report published in December each year. The Monitoring Report also presents a yearly break down of the five year housing supply.

Year	Projected Completions	Small Sites Estimate	Vacant Units	Total
2017-18	461	0	46	507
2018-19	389	0	46	435
2019-20	1,083	0	46	1,129
2020-21	1,003	152	46	1,201
2021-22	940	152	46	1,138
Total	3,876	304	230	4,410

Source of 5 Year Housing Supply

Estimated Year of Completion	Site Allocations and Large Sites (25 units or more) (includes allocations in St Quintin and Woodlands Neighbourhood Plan)	Small Sites (less than or equal to 24 units) with Planning Permission	Small Sites Estimate (from SHLAA 2013)	Vacant Units coming back to use (from SHLAA 2013)	Total from all Sources
FY 2017-18	257	204	0	46	507
FY 2018-19	290	99	0	46	435
FY 2019-20	973	110	0	46	1,129
FY 2020-21	1,003	0	152	46	1,201
FY 2021-22	940	0	152	46	1,138
Total	3,463	413	304	230	4,410

Housing Trajectory 2016-17



Housing Supply from Site Allocations

	Site Allocation	Current Status	Potential number of dwellings (net)	First Five Years	Years 6 to 10	Years 11-12
CA1	Kensal Canalside	Further Alterations to the London Plan in 2015 increased the capacity of the site to 3,500 homes.	2,488	0	1,718	770
CA2	Worlington Green Phases 2 and 3	Planning permission granted for Phase 2, Planning application expected for Phase 3	281	281	0	0
CA3	Land Adjacent to Trellick Tower	Supplementary Planning Document prepared for site	80	80	0	0
CA4	Earl's Court Exhibition Centre	Planning permission granted scheme will take 15 years to complete	930	580	350	0
CA5	Former Territorial Army site	Planning permission granted	255	185	70	0

	Site Allocation	Current Status	Potential number of dwellings (net)	First Five Years	Years 6 to 10	Years 11-12
CA5	Empress Telephone Exchange	Planning permission granted – scheme under construction.	163	163	0	0
CA5	Homebase Site	Planning permission granted – scheme under construction.	375	375	0	0
CA5	100/ 100A West Cromwell Road	Planning permission expired	450	450	0	0
CA6	Lots Road Power Station	Planning permission granted – under construction	420	420	0	0
CA7	Site at Lots Road	Team appointed, pre-application to commence early 2017	60	60	0	0
CA8	Harrington Road	Not known	50	0	50	0
CA9	Chelsea Farmer's Market	May be required for Crossrail 2 construction	0	0	0	0
	Total number of dwellings		5,552	2,594	2,188	770

Fifteen Year Housing Land Supply

28.1.9 The total 12 year housing supply (2017/18 to 2028/29) is the first five year supply of 4,410 dwellings (sources of supply as shown above) plus the anticipated supply from site allocations and other large sites for years 6 to 10 (2,318 dwellings) and 11 to 12 (865 dwellings). In addition the assumptions for 152 dwellings per annum (dpa) small sites estimate and 46 dpa vacant units returning to use each year need to be added for years 6 to 12 (7 years). This results in a 12 year supply of 8,979 dwellings against a target of 9,731 dwellings over the same period giving a deficit of 752 units. In other words the Council can demonstrate a 11 year supply against the current London Plan target. The Council intends to address this shortfall through an early review of the Plan against the forthcoming revised London Plan housing target.

Affordable Housing Threshold Figure

- 28.2.1 The Council's Affordable Housing Target: Viability Study, June 2015 includes a number of housing typologies to test the level of affordable housing that would be viable. The typologies include two small schemes of 4 houses and 5 flats respectively. The appraisals are structured to incrementally introduce affordable housing until the residual land value and the benchmark land value are equal. The study indicates that in these two small schemes depending on their location in the borough, it would be possible to achieve an affordable housing proportion of between 22% (zone E – Kensington West) and 61% (zone A - Knightsbridge).
- 28.2.2 Even at the lower end of the range at 22% the affordable housing that can be viably achieved is significant given that there is a strong reliance in the borough on small sites due to its uniquely dense and historic character.
- 28.2.3 Table 4.1.2 of the Affordable Housing Target: Viability Study, June 2015 sets out the size mix of the schemes that were tested. The floor areas in Table 4.1.2 are net internal areas, rather than gross. The gross to net ratios applied are set out in Section 4.4 of the Viability Study (i.e. 100% for site type 1 and 85% for site type 2).
- 28.2.4 The split between private and affordable homes is assumed to be 80% and 20% (rounded from 22%) as that is the lower figure shown to be viable for these schemes in the relatively lower value areas.

Floorspace of the scheme with 4 houses (Site Type 1)

- 28.2.5 For the scheme with 4 houses, Table 4.1.2 assumes a 50:50 split between 3 bed and 4 bed houses.

No. of Private Houses (80% of 4) = 3

A. Assuming two houses are 3 bed and one is 4 bed, the floorspace would be –

$$2 \times (150 \text{ sq m}) + 200 \text{ sq m} = 500 \text{ sq m}$$

No. of affordable houses (20% of 4) = 1

B. Assuming the affordable house was a 3 bedroom unit, the size would be 100 sq m

Total Area (A+B) = 600 sq m

Gross to net ratio – 100%

Total Gross Internal Area (GIA) – 600 sq m

Floorspace of the scheme with 5 flats (Site Type 2)

- 28.2.6 For the scheme with 5 flats, Table 4.1.2 assumes 20% 2 bed flats, 40% 3 bed flats and 40% 4 bed flats.

No. of Private Houses (80% of 5) = 4

A. Assuming one flat is two bed, two flats are 3 bed and one flat is 4 bed (based on the size mix split above), the floorspace would be –

$$90 \text{ sq m} + 2 \times (110 \text{ sq m}) + 150 \text{ sq m} = 460 \text{ sq m}$$

No. of affordable houses (20% of 5) = 1

- B. Assuming the affordable flat was a 2 bedroom unit, the floorspace would be 75 sq m

Total Area (A+B) = 535 sq m

Gross to net ratio – 85%

Total Gross Internal Area (GIA) – $535/0.85 = 629$ sq m

- 28.2.7 The calculations above suggest a scheme size of between 600 sq m and 629 sq m could viably provide about 20% of affordable housing across the borough. To further support scheme viability, the larger of the two figures i.e. 600 sq m GIA rounded up to 650 sq m GIA is taken as the suitable threshold and schemes which meet or exceed this threshold are required to provide affordable housing in-line with Policy CH2.

Chapter 29 Policy Replacement Schedule

29.1.1 The purpose of the following table is to show how the now superseded UDP Policies and original Core Strategy Policies (adopted in 2010) relate to this Local Plan. These tables fulfil the requirements laid out in Regulation 8(5) The Town and Country Planning (Local Planning) (England) Regulations 2012. All UDP Policies were superseded upon the adoption of the Local Plan Partial Review.

Existing Local Plan Policies				Local Plan Partial Review (LPPR) Policy which supersedes existing Local Plan Policy
Core Strategy / Local Plan Chapter	Original Core Strategy (and Extant UDP) Policies	Already been subject to Core Strategy Review?	Resultant Existing Local Plan Policies	
Section 1 Spatial Strategy				
1 Setting the Scene	-	Miscellaneous Matters Dec 14	Updated reasoned justification	Updated reasoned justification
2 Issues and Patterns: Our Spatial Portrait	-	Pubs and Local Character Oct 13	Updated reasoned justification	Updated reasoned justification
3 Our Vision and Strategic Objectives	CV1 Vision for the Royal Borough:	Pubs and Local Character Oct 13	Updated reasoned justification	CV1 Vision for the Royal Borough:
4 Delivering Success: Our Spatial Strategy	CP1 Core Policy: Quanta of Development	Miscellaneous Matters Dec 14	CP1 Core Policy: Quanta of Development	CP1 Core Policy: Quanta of Development
	CP2 North Kensington	Miscellaneous Matters Dec 14	Updated reasoned justification	CP2 Places
	CP3 Places	Miscellaneous Matters Dec 14	CP3 Places	CP2 Places
	-	Miscellaneous Matters Dec 14	CP4 Quality	Not reviewed in LPPR
5 Kensal	CV5/CP5 Kensal	-	-	Chapter 5 Kensal CV5 Vision for Kensal CA1 Kensal Canalside Opportunity Area
6 Golborne/Trellick	CV6/CP6 Golborne/Trellick	-	-	Chapter 6 Golborne CV6 Vision for Golborne CA3 Wornington Green CA4 Land adjacent to Trellick Tower
7 Portobello/Notting Hill	CV7/CP7 Portobello/Notting Hill	-	-	Chapter 10 Portobello Road CV10 Vision for Portobello Road Chapter 11 Notting Hill Gate CV11 Vision for Notting Hill Gate

Existing Local Plan Policies				Local Plan Partial Review (LPPR) Policy which supersedes existing Local Plan Policy
Core Strategy / Local Plan Chapter	Original Core Strategy (and Extant UDP) Policies	Already been subject to Core Strategy Review?	Resultant Existing Local Plan Policies	
8 Westway	CV8/CP8 Westway	-	-	Split into Chapter 10 Portobello Road and Chapter 11 Notting Hill Gate and Chapter 7 Latimer
9 Latimer	CV9/CP9 Latimer	-	-	Chapter 7 Latimer
10 Earl's Court	CV10/CP10 Earl's Court	-	-	Chapter 8 Earl's Court CV8 Vision for Earl's Court CA6 Earl's Court Exhibition Centre CA7 Warwick Road Sites
11 Kensington High Street	CV11/CP11 Kensington High Street	-	-	Chapter 12 Kensington High Street CV12 Vision for Kensington High Street
12 South Kensington	CV12/CP12 South Kensington	-	-	Chapter 14 South Kensington CV14 Vision for South Kensington CA11 Harrington Road
13 Brompton Cross	CV13/CP13 Brompton Cross	-	-	Moved into Chapter 14 South Kensington
14 Knightsbridge	CV14/CP14 Knightsbridge	-	-	Chapter 13 Knightsbridge CV13 Vision for Knightsbridge
15 King's Road/Sloane Square	CV15/CP15 King's Road/Sloane Square	-	-	Chapter 15 Sloane Square / King's Road CV15 Vision for Sloane Square / King's Road CA12 Chelsea Farmer's Market
16 Notting Hill Gate	CV16/CP16 Notting Hill Gate	-	-	Chapter 11 Notting Hill Gate
17 Fulham Road	CV17/CP17 Fulham Road	-	-	Deleted

Existing Local Plan Policies				Local Plan Partial Review (LPPR) Policy which supersedes existing Local Plan Policy
Core Strategy / Local Plan Chapter	Original Core Strategy (and Extant UDP) Policies	Already been subject to Core Strategy Review?	Resultant Existing Local Plan Policies	
18 Lots Road/World's End	CV18/CP18 Lots Road/World's End	-	-	Chapter 9 Lots Road / World's End CV9 Vision for Lots Road & World's End CA9 Lots Road Power Station CA10 Site at Lots Road
Section 2 Delivery Strategy				
19 Strategic Sites Allocations		Miscellaneous Matters Dec 14	Updated reasoned justification	Moved into Places
20 Kensal Gasworks	CA1 Kensal Gasworks	Miscellaneous Matters Dec 14	Updated reasoned justification	Moved into Places: CA1
21 Wornington Green	CA2 Wornington Green	Miscellaneous Matters Dec 14	Updated reasoned justification	Moved into Places: CA3
22 Land Adjacent to Trellick Tower	CA3 Land Adjacent to Trellick Tower	-	-	Moved into Places: CA4
23 Kensington Leisure Centre	CA4 Kensington Leisure Centre	Miscellaneous Matters Dec 14	Updated reasoned justification	Deleted
24 Allocation for The former Commonwealth Institute	CA5 Allocation for The former Commonwealth Institute	-	-	Deleted
25 Warwick Road	CA6 Warwick Road	Miscellaneous Matters Dec 14	Updated reasoned justification	Moved into Places: CA7
26 Earl's Court Exhibition Centre	CA7 Earl's Court Exhibition Centre	Miscellaneous Matters Dec 14	Updated reasoned justification	Moved into Places: CA6
27 Lots Road Power Station	-	-	-	Moved into Places: CA9
28 Proposals Map	-	-	-	Proposed changes to Proposals Map
Policies and Actions				
29 Policies and Actions	C1 Infrastructure Delivery and Planning Obligations	Miscellaneous Matters Dec 14	Updated reasoned justification	C1 Infrastructure Delivery and Planning Contributions
	UDP H8 To require the provision of appropriate social and community facilities within major residential schemes	-	-	
	-	-	-	New Policy C2 Planning Enforcement
30 Keeping Life Local	CK1 Social and Community Uses	-	-	Not reviewed in LPPR
	CK2 Local Shopping Facilities	Pubs and Local Character Oct 13	CK2 Local Shopping and Other Facilities which Keep Life Local	
	CK3 Walkable Neighbourhoods and Neighbourhood Facilities	-	-	
	<i>Corporate and Partnership Strategies</i>	Miscellaneous Matters Dec 14	Updated reasoned justification	
31 Fostering Vitality	CF1 Location of New Shop Uses	-	-	CF1 Location of New Shop Uses
	CF2 Retail Development within Town Centres	-	-	CF2 Retail Development within Town Centres

Core Strategy / Local Plan Chapter	Existing Local Plan Policies			Local Plan Partial Review (LPPR) Policy which supersedes existing Local Plan Policy
	Original Core Strategy (and Extant UDP) Policies	Already been subject to Core Strategy Review?	Resultant Existing Local Plan Policies	
	CF3 Diversity of uses within Town Centres	-	-	CF3 Diversity of uses within Town Centres
	CF4 Street Markets	-	-	CF4 Street Markets
	CF5 Location of Business Uses	-	-	CF5 Business Uses
	CF6 Creative and Cultural Businesses	-	-	CF6 Creative and Cultural Businesses
	CF7 Arts and Cultural Uses	-	-	CF7 Arts and Cultural Uses
	CF8 Hotels	-	-	CF8 Hotels
	-	Miscellaneous Matters Dec 14	CF9 Temporary Sleeping Accommodation	Not reviewed in LPPR
	-	Miscellaneous Matters Dec 14	CF10 Diplomatic and Allied Uses	
	CF9 The South Kensington Strategic Cultural Area	Miscellaneous Matters Dec 14	CF11 The South Kensington Strategic Cultural Area	CF11 The South Kensington Strategic Cultural Area
	UDP E8 To resist the loss of those existing general industrial uses where they have no significant adverse effect on residential amenity	-	-	CF5 Business Uses
	UDP E11 To encourage the provision of premises for the start-up and expansion of small businesses, particularly small light industrial businesses, in appropriate locations	-	-	
	UDP E12 To encourage the refurbishment of existing office and industrial buildings, particularly where this would involve conversion into small units	-	-	
	UDP E13 To encourage the provision of premises, and improvement of existing premises, for small locally-based service industries and offices	-	-	
	UDP E15 To seek the provision of light industrial uses as part of appropriate business development in North Kensington	-	-	
	UDP E19 Normally to refuse to release conditions which limit premises in North Kensington to industrial use	-	-	
	UDP E22 Normally to refuse to release conditions which limit premises in the Employment Zones to industrial use	-	-	
	UDP E26 To encourage the refurbishment and improvement of existing office and light industrial buildings in the Employment Zones, particularly where this would provide a range of unit sizes	-	-	
	UDP H4 To resist the encroachment into residential areas of commercial activities which would be inappropriate by virtue of size, scale, hours of operation, traffic generation or nature of use	-	-	
32 Better Travel Choices	CT1 Improving alternatives to car use	Miscellaneous Matters Dec 14	CT1 Improving alternatives to car use	

Core Strategy / Local Plan Chapter	Existing Local Plan Policies			Local Plan Partial Review (LPPR) Policy which supersedes existing Local Plan Policy
	Original Core Strategy (and Extant UDP) Policies	Already been subject to Core Strategy Review?	Resultant Existing Local Plan Policies	
	CT2 New and enhanced rail infrastructure	-	-	CT2 New and enhanced rail infrastructure
33 An Engaging Public Realm	CR1 Street Network	-	-	Not reviewed in LPPR
	CR2 Three-dimensional Street Form	-	-	
	CR3 Street and Outdoor Life	-	-	
	CR4 Streetscape	Conservation and Design Dec 14	CR4 Streetscape	CR4 Streetscape
	CR5 Parks, Gardens, Open Spaces and Waterways	Conservation and Design Dec 14	CR5 Parks, Gardens, Open Spaces and Waterways	CR5 Parks, Gardens, Open Spaces and Waterways
	CR6 Trees and landscape	-	-	Not reviewed in LPPR
	CR7 Servicing	Miscellaneous Matters Dec 14	CR7 Servicing	
34 Renewing the Legacy	CL1 Context and Character	Pubs and Local Character Oct 13	Updated reasoned justification CL1 Context and Character	Not reviewed in LPPR
		Conservation and Design Dec 14		
	CL2 New Buildings, Extensions and Modifications to Existing Buildings	Conservation and Design Dec 14	CL2 Design Quality	
	CL3 Heritage Assets – Conservation Areas and Historic Spaces	Pubs and Local Character Oct 13	CL3 Heritage Assets – Conservation Areas and Historic Spaces	
		Conservation and Design Dec 14		
	CL4 Heritage Assets – Listed Buildings, Scheduled Ancient Monuments and Archaeology	Conservation and Design Dec 14	CL4 Heritage Assets – Listed Buildings, Scheduled Ancient Monuments and Archaeology	
	CL5 Amenity	Conservation and Design Dec 14	CL5 Living Conditions	Not reviewed in LPPR
	CL6 Small-scale Alterations and Additions	Conservation and Design Dec 14	CL6 Small-scale Alterations and Additions	
	-	Basements Jan 15	CL7 Basements	
	-	Conservation and Design Dec 14	CL8 Existing Buildings – Roof Alterations/Additional Storeys	
	-	Conservation and Design Dec 14	CL9 Existing Buildings – Extensions and Modifications	
	-	Conservation and Design Dec 14	CL10 Shopfronts	
	-	Conservation and Design Dec 14	CL11 Views	
-	Conservation and Design Dec 14	CL12 Building Heights		
<i>Corporate and Partnership Strategies</i>	Miscellaneous Matters Dec 14	Updated reasoned justification		
35 Diversity of Housing	CH1 Housing Targets	-	-	CH1 Increasing Housing Supply
	CH2 Housing Diversity Housing Mix and Type a, b, h	-	-	CH3 Housing Size, Mix and Standards
	Housing Mix and Type c, d, e	-	-	CH4 Specific Housing Needs
	Housing Mix and Type f, g	-	-	CH1 Increasing Housing Supply
	Affordable Housing l, j, k, l, m, n, o, p, q, r	-	-	CH2 Affordable Housing

Existing Local Plan Policies				Local Plan Partial Review (LPPR) Policy which supersedes existing Local Plan Policy
Core Strategy / Local Plan Chapter	Original Core Strategy (and Extant UDP) Policies	Already been subject to Core Strategy Review?	Resultant Existing Local Plan Policies	
	Gypsies and Travellers	-	-	CH6 Gypsy and Traveller Accommodation
	CH3 Protection of Residential Uses	-	-	CH1 Increasing Housing Supply
	CH4 Estate Renewal	-	-	CH5 Estate Renewal
	UDP H17 To resist the loss of existing, small, self-contained flats of one or two habitable rooms	-	-	CH1 Increasing Housing Supply CH3 Housing Size Mix and Standards
36 Respecting Environmental Limits	CE1 Climate Change	Miscellaneous Matters Dec 14	CE1 Climate Change	CE1 Climate Change
	CE2 Flooding	-	-	CE2 Flooding
	CE3 Waste	-	-	CE3 Waste
	CE4 Biodiversity	Miscellaneous Matters Dec 14	CE4 Biodiversity	Not reviewed in LPPR
	CE5 Air Quality	Miscellaneous Matters Dec 14	CE5 Air Quality	CE5 Air Quality
	CE6 Noise and Vibration	Miscellaneous Matters Dec 14	CE6 Noise and Vibration	Not reviewed in LPPR
-	Miscellaneous Matters Dec 14	CE7 Contaminated Land		
Section 2C Infrastructure				
37 Infrastructure	-	-	-	Updated reasoned justification and table
Section 2D Monitoring, Risks and Contingencies				
38 Monitoring	-	As part of above reviews	Consequential changes	Updated reasoned justification and table
39 Contingencies and Risks	-	-	-	Updated reasoned justification and table
Section 3 Supporting Information				
40 Housing Trajectory and Supporting Information	-	-	-	Updated reasoned justification and table
41 Policy Replacement Schedule	-	As part of above reviews	Consequential changes	Updated reasoned justification and table
42 Town Centre Maps	-	-	-	Updated maps
43 Evidence Base	-	-	-	Updated table
44 Relationship to the Community Strategy	-	-	-	Deleted
45 Glossary	-	As part of above reviews	Consequential changes	Updated text

Chapter 30 Town Centre Maps

30.1 Higher Order Town Centres

Please note the solid lines illustrate the primary frontages, the dotted the secondary frontages. The **red colouring** indicate those changes which have occurred through the LPPR process. **These maps will be redrawn in the final desk top published document, where the changes will be fully integrated and presented in the same colour.**

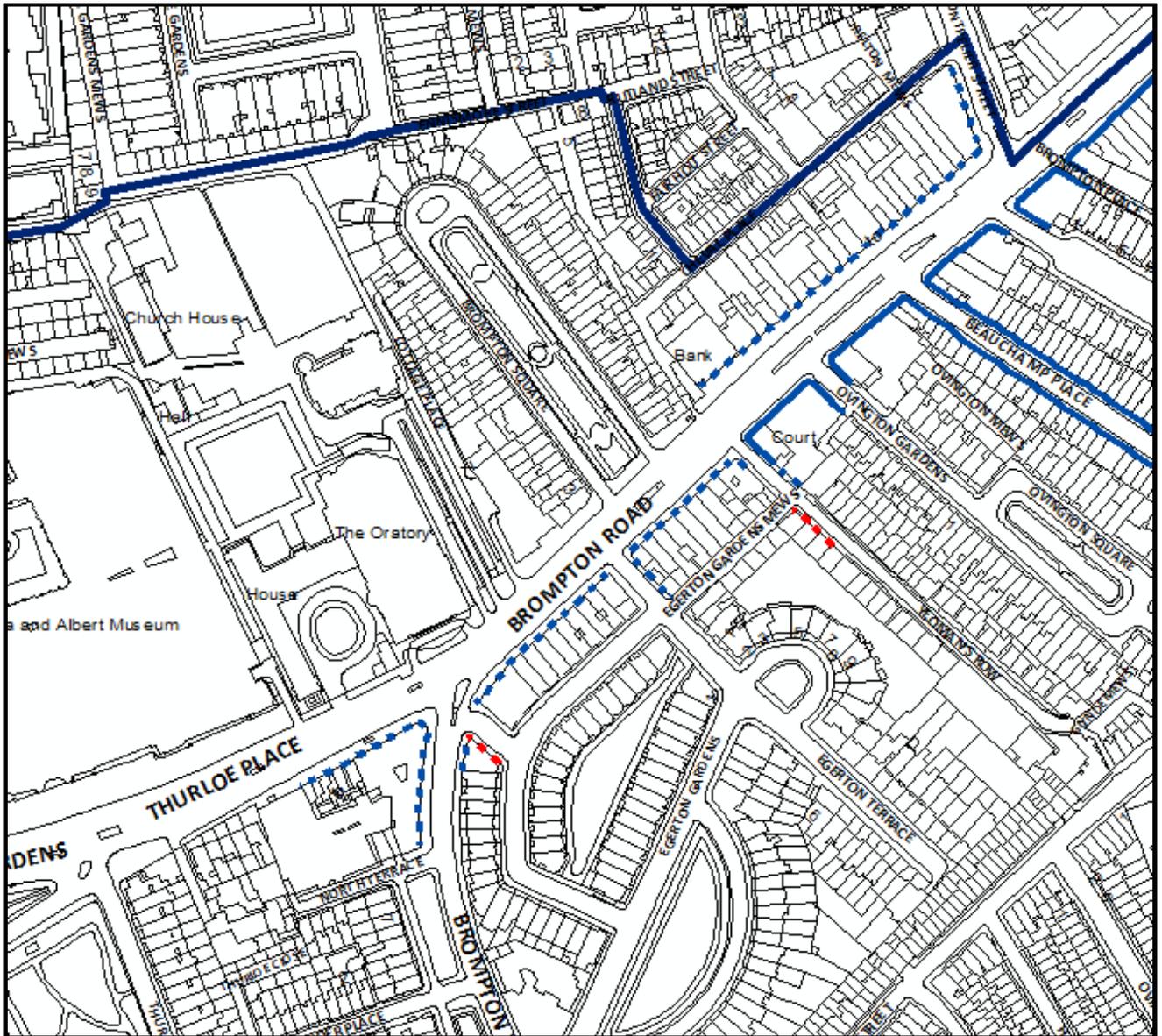
Knightsbridge International Centre

Primary Shopping Frontage

1-33 (inclusive) Sloane Street
166-207 (inclusive) Sloane Street
109 Knightsbridge
1-24 (inclusive) Brompton Arcade
1-207 (odd) Brompton Road
1-62 (inclusive) Beauchamp Place

Secondary Shopping Frontage

35b-49a (inclusive) Sloane Street
163-165 (inclusive) Sloane Street
4-8 (even) Harriet Street
7-9 (odd) Harriet Street
2-8 (even) Basil Street
32-52 (even) Hans Crescent
2-10 (even) Hans Road
1-11 (odd) Montpelier Street
132-188 (even) Brompton Road
209-251 (odd) Brompton Road
220-244 (even) Brompton Road
1-10a (inclusive) Thurloe Place
1-5 (odd) Egerton Terrace
1-3 (odd) Yeoman's Row
2-4 (even) Yeoman's Row



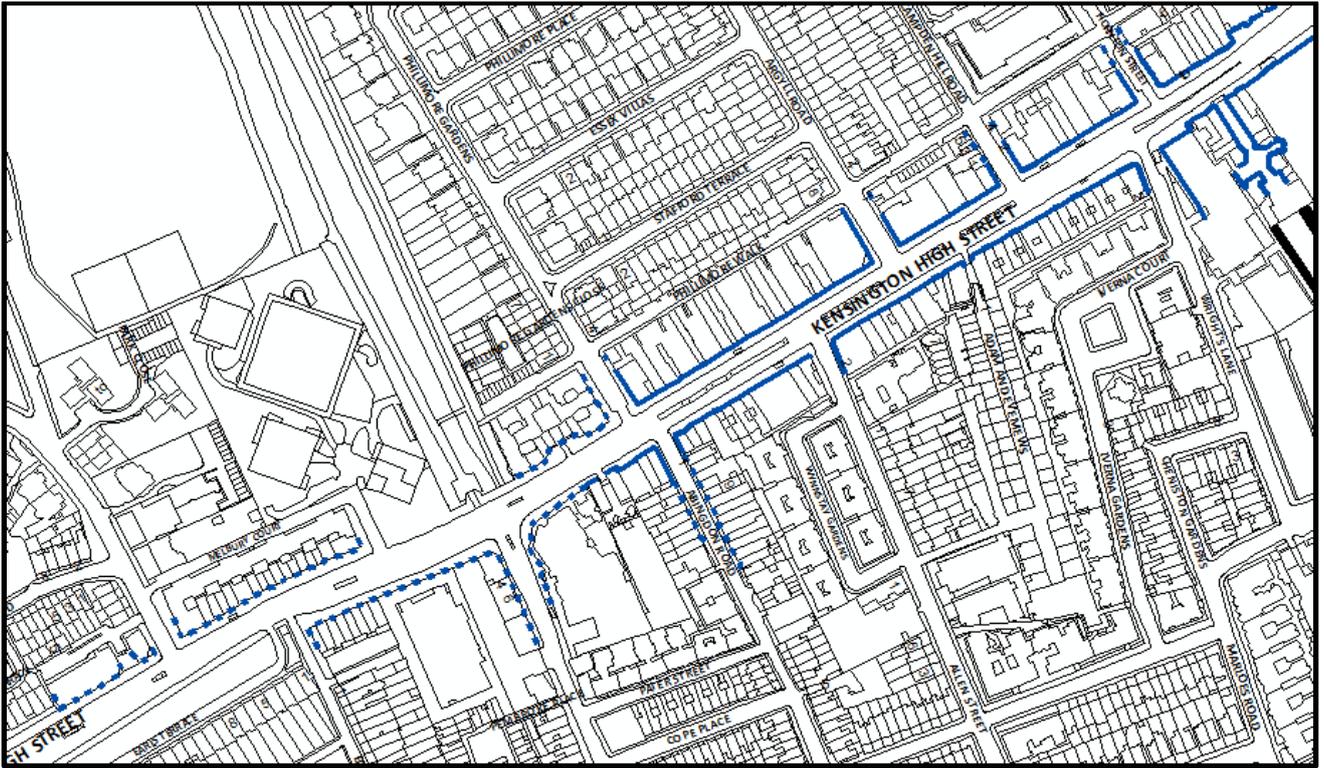
Kensington High Street Major Centre

Primary Shopping Frontage

26-74 (even) Kensington High Street
80-206 (even) Kensington High Street
37-237 (odd) Kensington High Street
1-23 (odd) Kensington Church Street
Kensington Station Mall
1-3 Young Street
Barkers Arcade
1-35a/b (odd) Kensington High Street

Secondary Shopping Frontage

9 Phillimore Walk
1/1a Argyll Road
1-5 (odd) Campden Hill Road
4 Campden Hill Road
4-10 Hornton Street
116 Kensington High Street (1 Phillimore Walk)
1-7 (odd) Holland Street
4-14 (even) Holland Street
25-39 (odd) Kensington Church Street
43-81 (odd) Kensington Church Street
30-64 (even) Kensington Church Street
21-23 (inclusive) Vicarage Gate
47 Kensington Court
8 Old Court Place
2-18 (even) Lancer Square
2-28a (even) Kensington Church Street
2-26 (even) Kensington High Street (Royal Garden Hotel)
101a Kensington High Street
239-249 (odd) Kensington High Street (including 1-9 Earls Court Road)
208-222 Kensington High Street (Troy Court)
255-281 (odd) Kensington High Street
240-296 (even) Kensington High Street
5-9 (odd) Young Street
1-25 (odd) Abingdon Road
2-14 (even) Abingdon Road
1a,2 Phillimore Gardens
4-14 (even) Earl's Court Road
32 Melbury Road
255-281 (odd) Kensington High Street



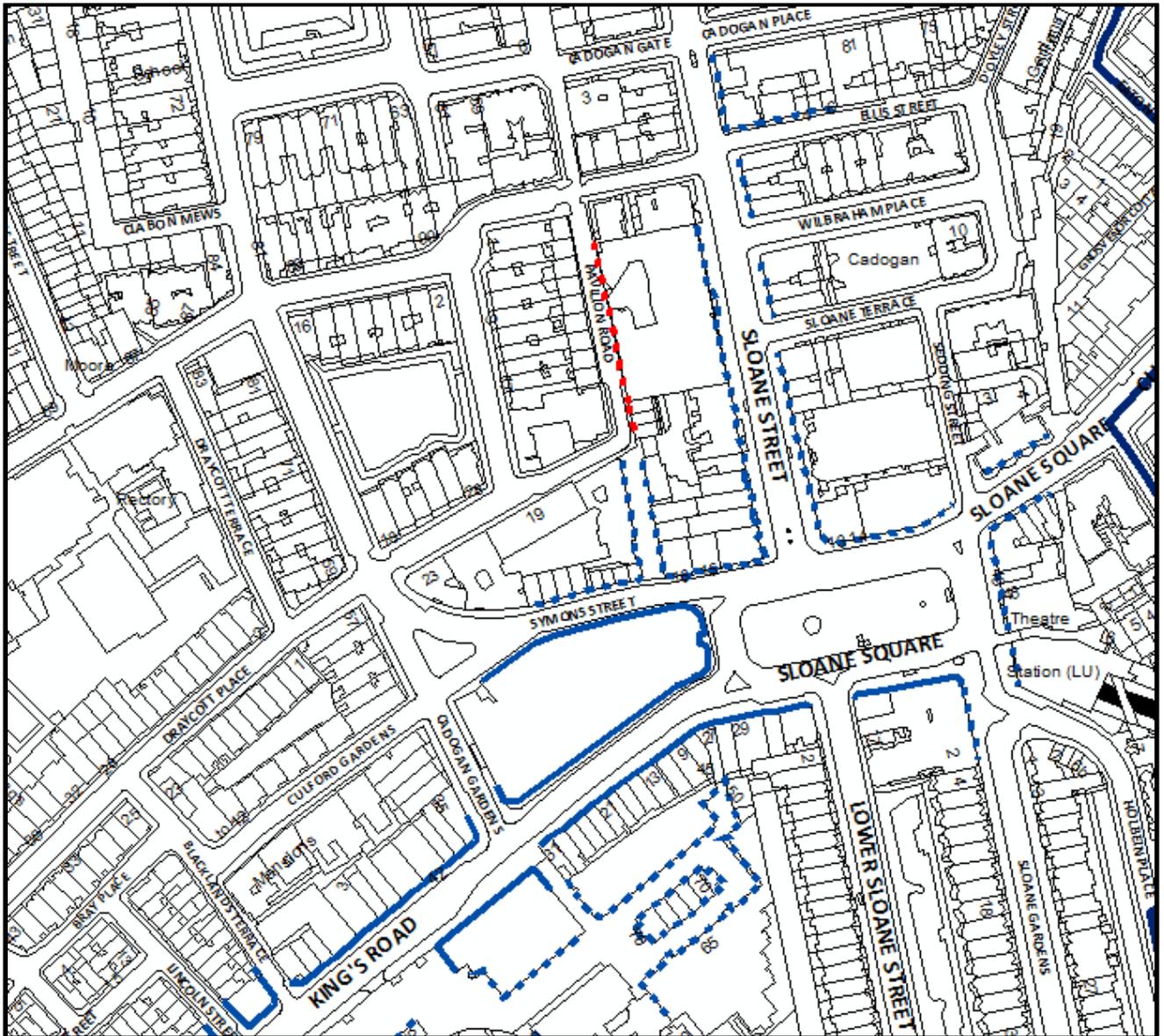
King's Road (East) Major Centre

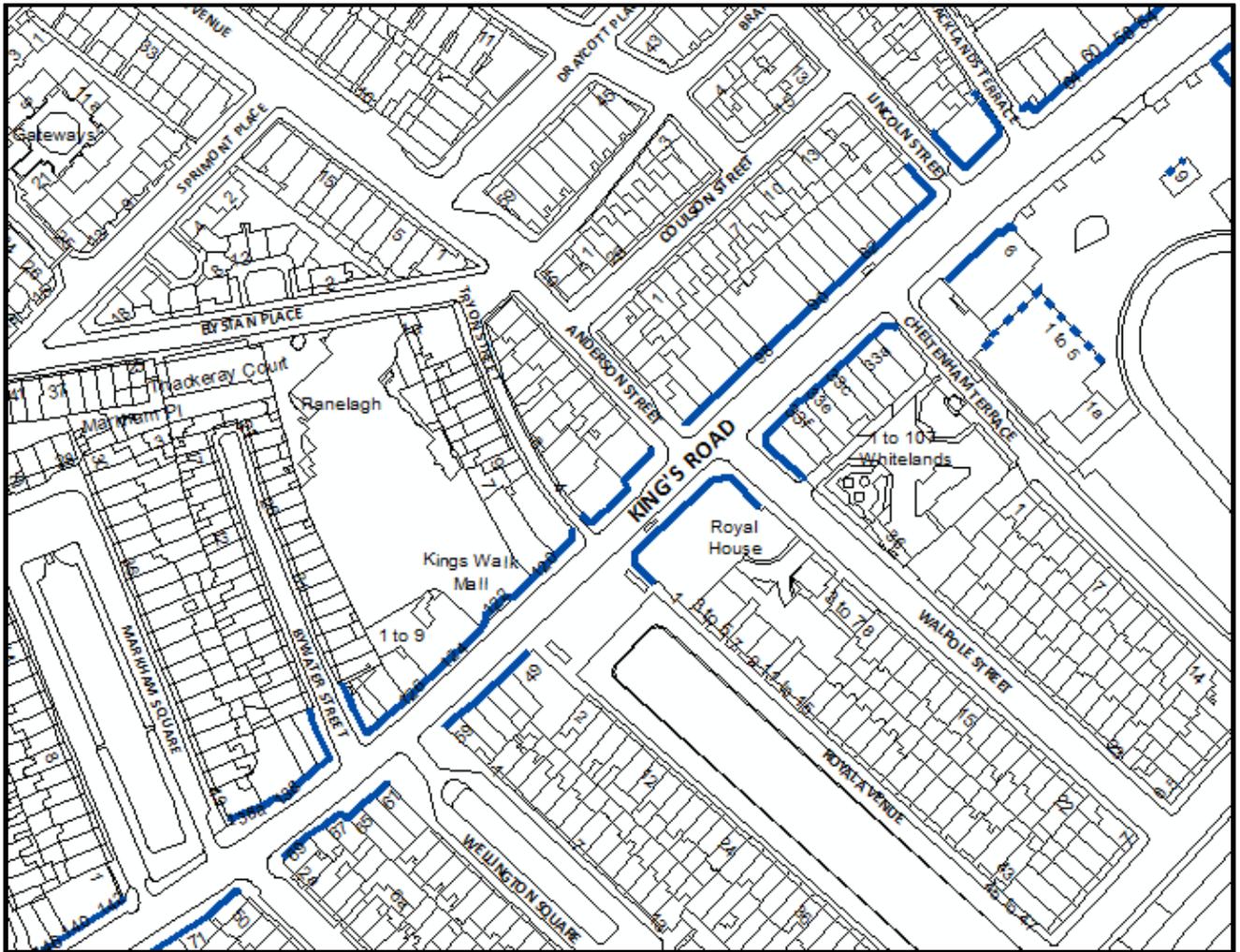
Primary Shopping Frontage

9-97a (odd) King's Road
105-115 (odd) King's Road
119-163 (odd) King's Road
2-234 (even) King's Road
King's Walk Mall (all units), 122 King's Road
15 Flood Street
27a-36 (inclusive) Sloane Square
Block A, Duke of York HQ, King's Road
6 Duke of York's Square

Secondary Shopping Frontage

2a-12 (even) Symons Street
15-16 Symons Street
214-224 (even) Pavilion Road
257-261 (odd) Pavilion Road
237 – 255 Pavilion Road (odd)
1-18 (inclusive) Sloane Square
Sloane Square Station
Royal Court Theatre, Sloane Square
48-55a (inclusive) Sloane Square
16-18 Sloane Square
127-145 (inclusive) Sloane Street
146-162c (inclusive) Sloane Street
10-12 Blacklands Terrace
183-209 (odd) King's Road
1-6 (inclusive) Ellis Street
250 King's Road
Chelsea Old Town Hall, King's Road
Chelsea Sports Centre, Chelsea Manor Street
184-194 (even) Pavilion Road
265-267 Pavilion Road
1, 1a, 215, 4a Duke of York's Square
9 Duke of York's Square
12-17, 22-24, 30-41 Duke of York's Square
50-55, 65 Duke of York's Square
70-76, 80-90, 100 Duke of York's Square





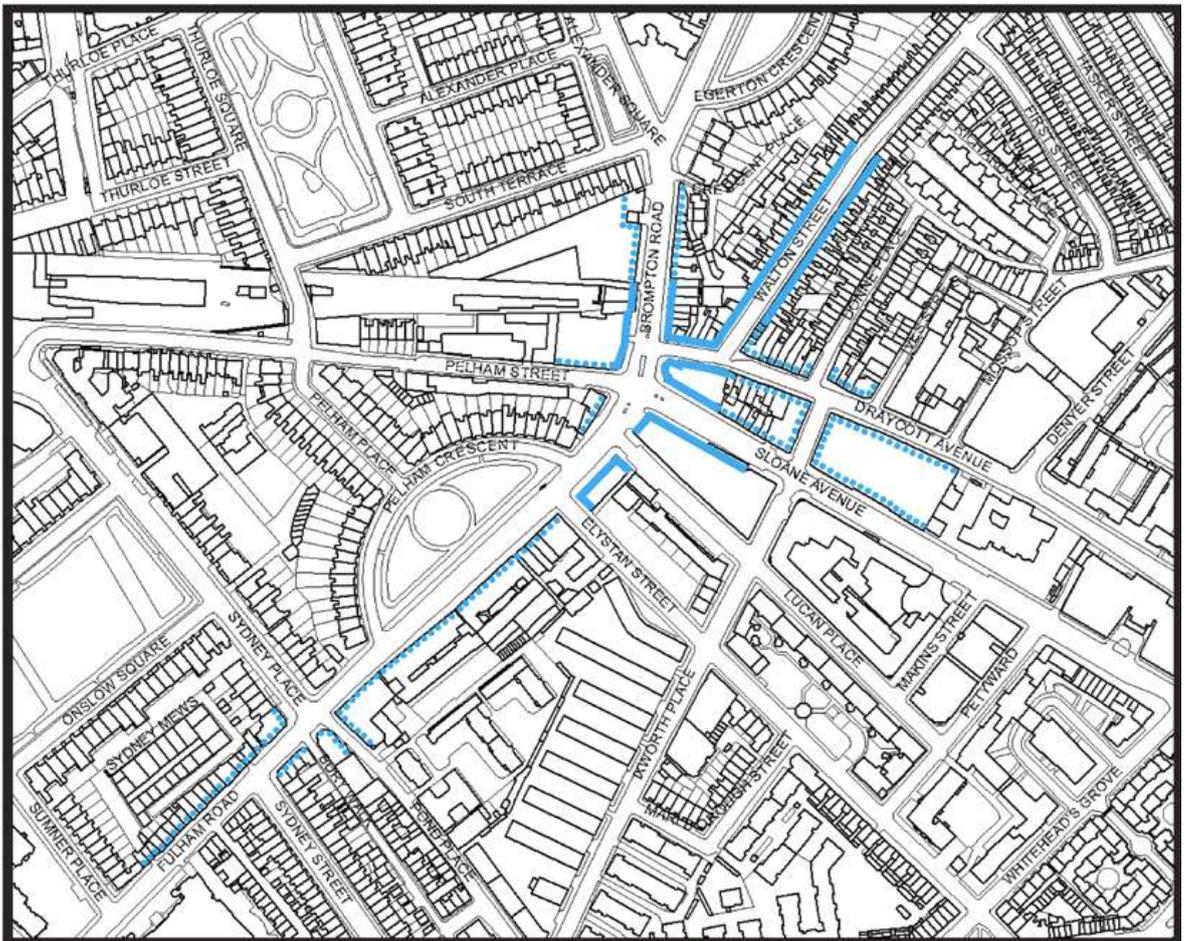
Brompton Cross District Centre

Primary Shopping Frontage

69-117 (odd) Walton Street
148-206 (even) Walton Street
122-132 (even) Draycott Avenue
303-315 (odd) Brompton Road
264-280 (even) Brompton Road
77-79 Fulham Road (Eden House)
81 Fulham Road (Michelin House)
91-103 (odd) Fulham Road

Secondary Shopping Frontage

96-118 (even) Draycott Avenue
139-155 Draycott Avenue
163-177 (odd) Draycott Avenue
117a-121 Walton Street
283-301 (odd) Brompton Road
250-262 (even) Brompton Road
6 Fulham Road
44-78 (even) Fulham Road
105-195 (odd) Fulham Road
42-48 (even) Pelham Street
91-93 (odd) Pelham Street
60-86 Sloane Avenue
77-79 Ixworth Place
5-7 Pond Place
2 Pond Place



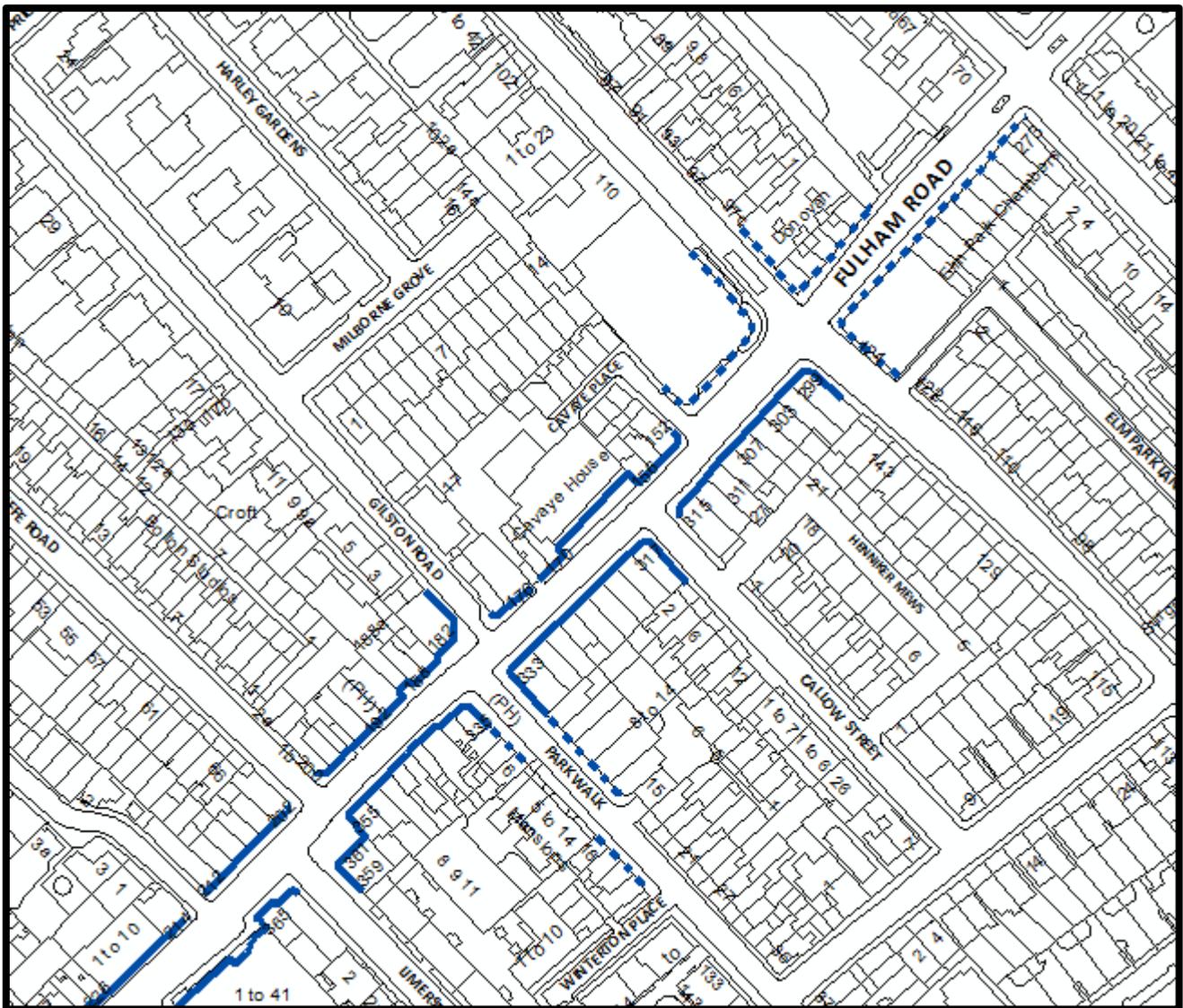
Fulham Road District Centre

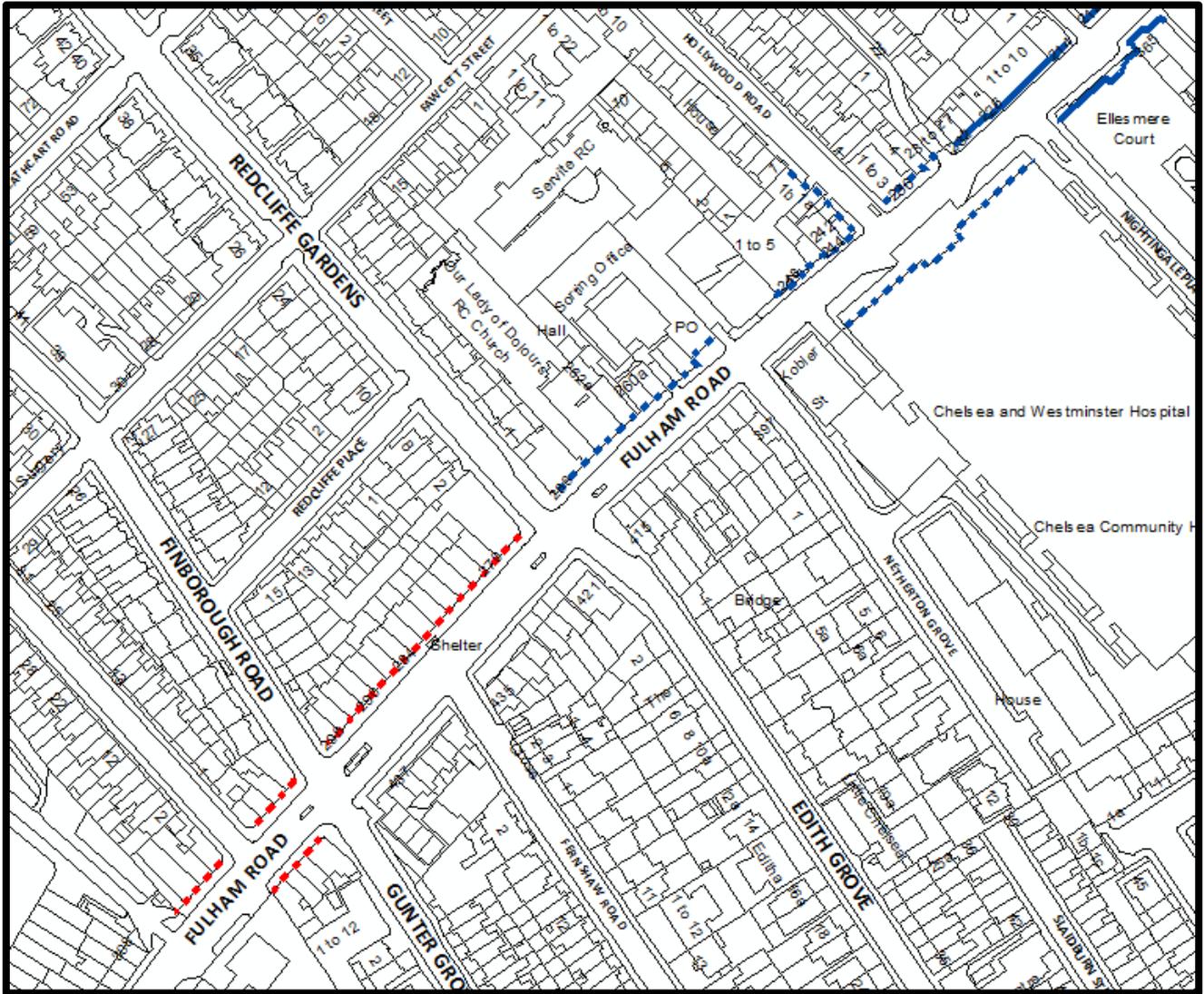
Primary Shopping Frontage

299-365 (odd) Fulham Road
152-232 (even) Fulham Road
367 Fulham Road (Ellesmere Site)

Secondary Shopping Frontage

134-144 (even) Fulham Road
234-238 (even) Fulham Road
273-297 (odd) Fulham Road
240- -306b (even) Fulham Road
369a-f Fulham Road
451-459 Fulham Road
2-6 (even) Park Walk
18-24 (even) Park Walk
5-13a (odd) Park Walk
97d-f Drayton Gardens
99 Drayton Gardens
1a/b Hollywood Road





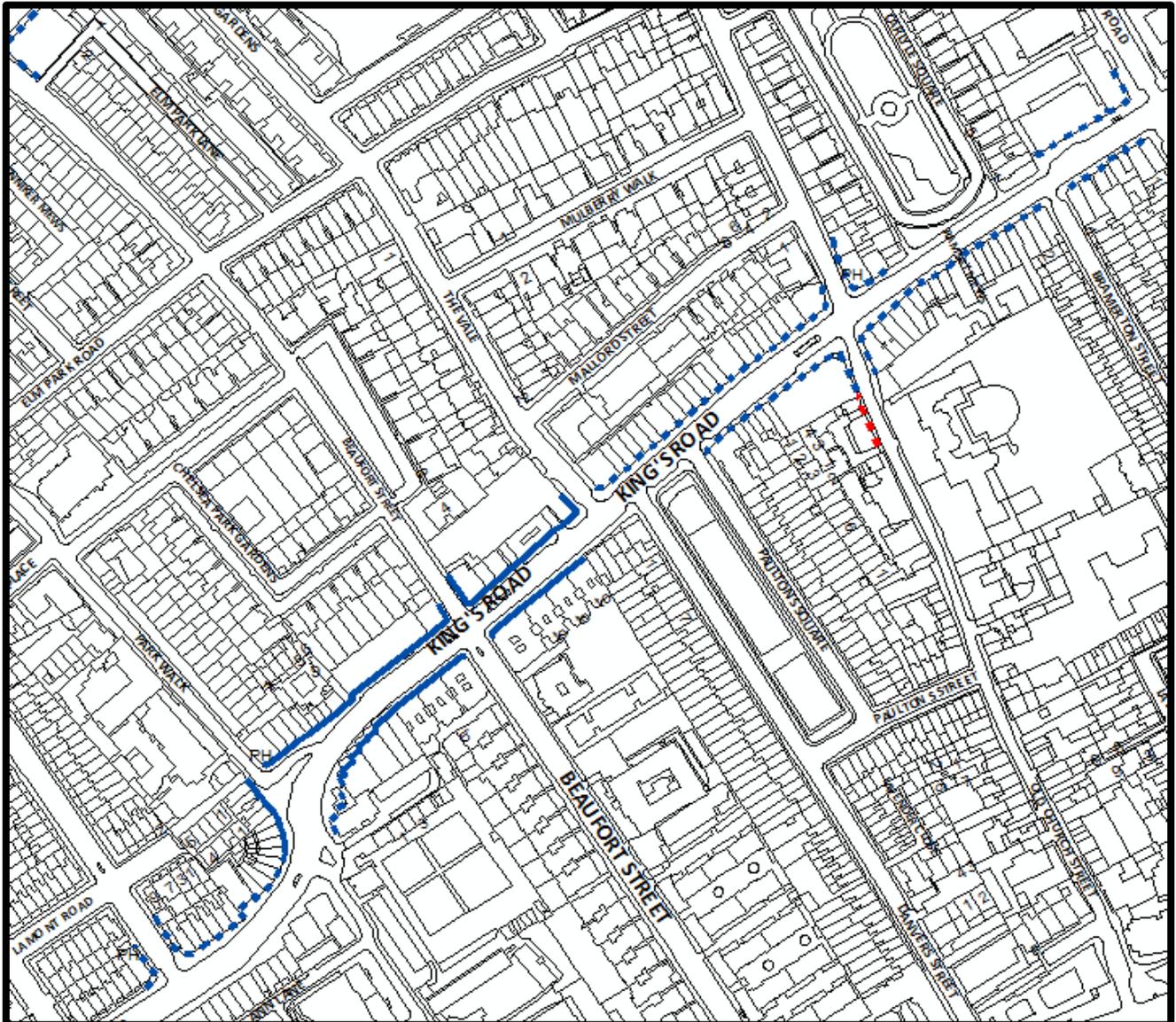
King's Road (West) District Centre

Primary Shopping Frontage

303-353 (odd) King's Road
350-408 (even) King's Road

Secondary Shopping Frontage

219-289d (odd) King's Road
296-348 (even) King's Road
355-359 (odd) King's Road
410-442 (even) King's Road
60-62 (even) Old Church Street
67 and 71 Old Church Street
9a Lamont Road



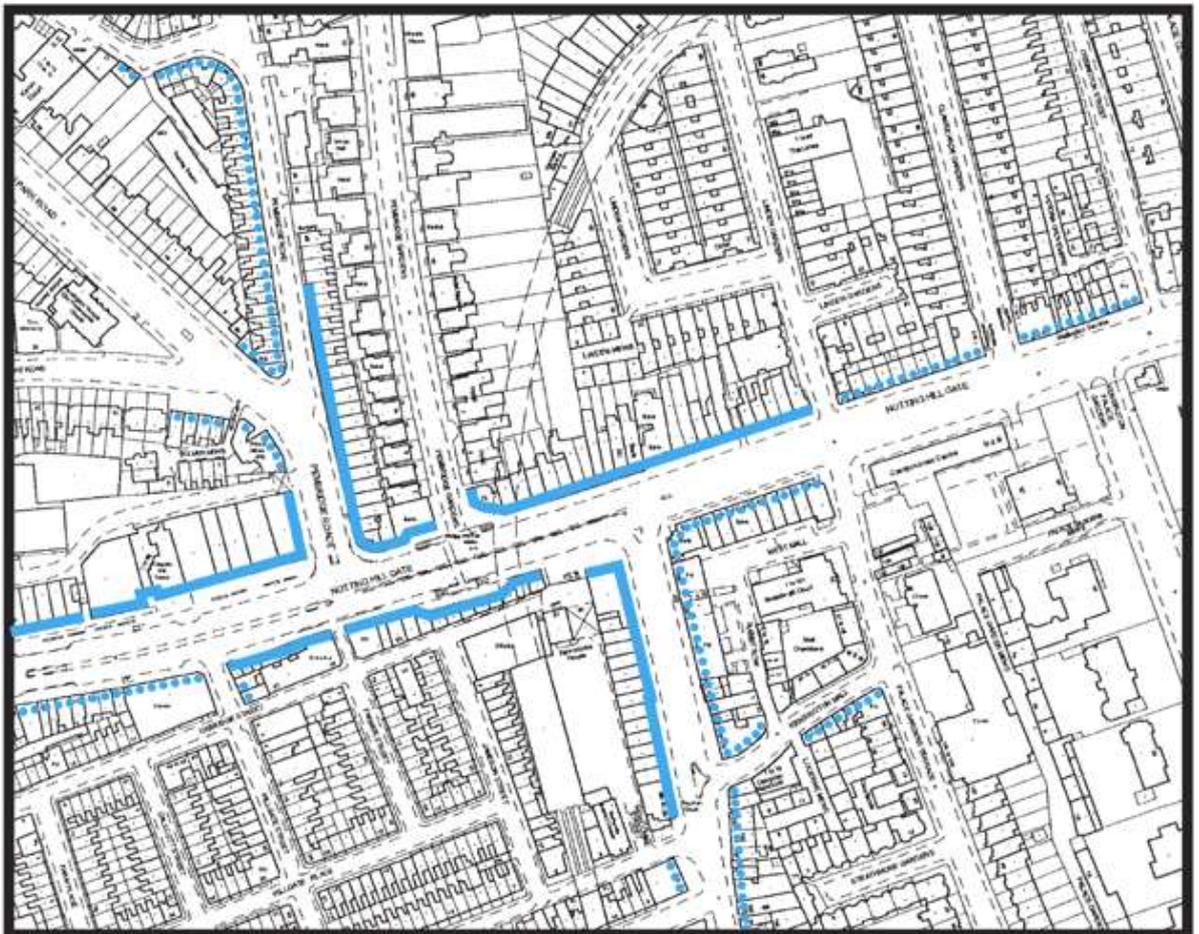
Notting Hill Gate District Centre

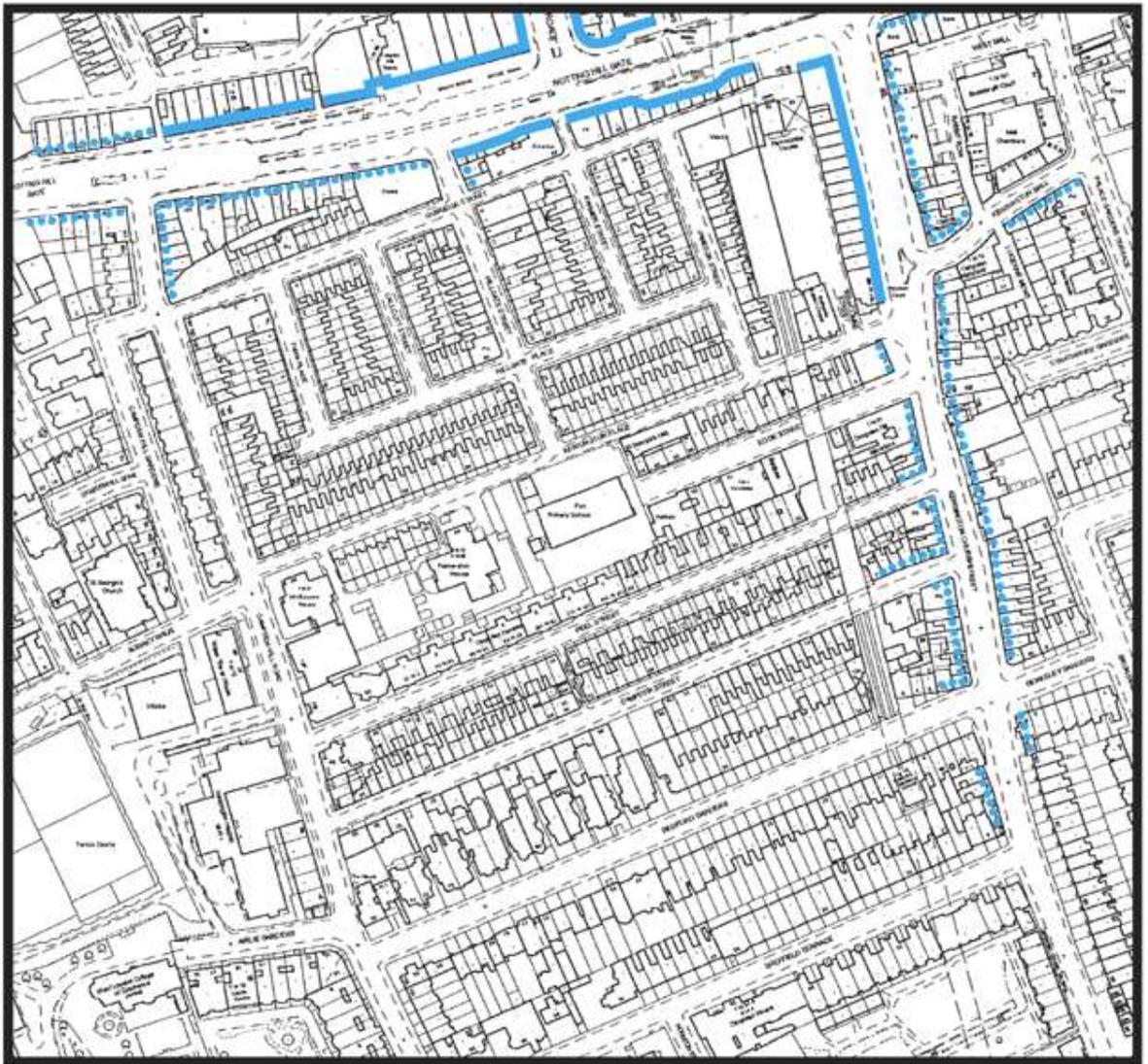
Primary Shopping Frontage

26-144 (even) Notting Hill Gate
47-101 (odd) Notting Hill Gate
203-237 (odd) Kensington Church Street
2-4 40 (even) Pembridge Road

Secondary Shopping Frontage

2-24b (even) Notting Hill Gate
15-35 (odd) Notting Hill Gate
103-159 (odd) Notting Hill Gate
146-164 (even) Notting Hill Gate
1-7 (inclusive) Wellington Terrace
(Notting Hill Gate)
186-196 (even) Campden Hill Road
1-3 (odd) Hilgate Street
11059 (odd) Pembridge Road
1-7 (odd) Ladbrooke Road
7-15 (odd) Portobello Road
2-6 (even) Kensington Park Road
97-101b, 103-145 (odd) Kensington
Church Street
104, 104a, 106-206 (even) Kensington
Church Street
71 Palace Gardens Terrace
1-7 (odd) Kensington Mall
2a Bedford Gardens
1-6 (inclusive) Campden Street





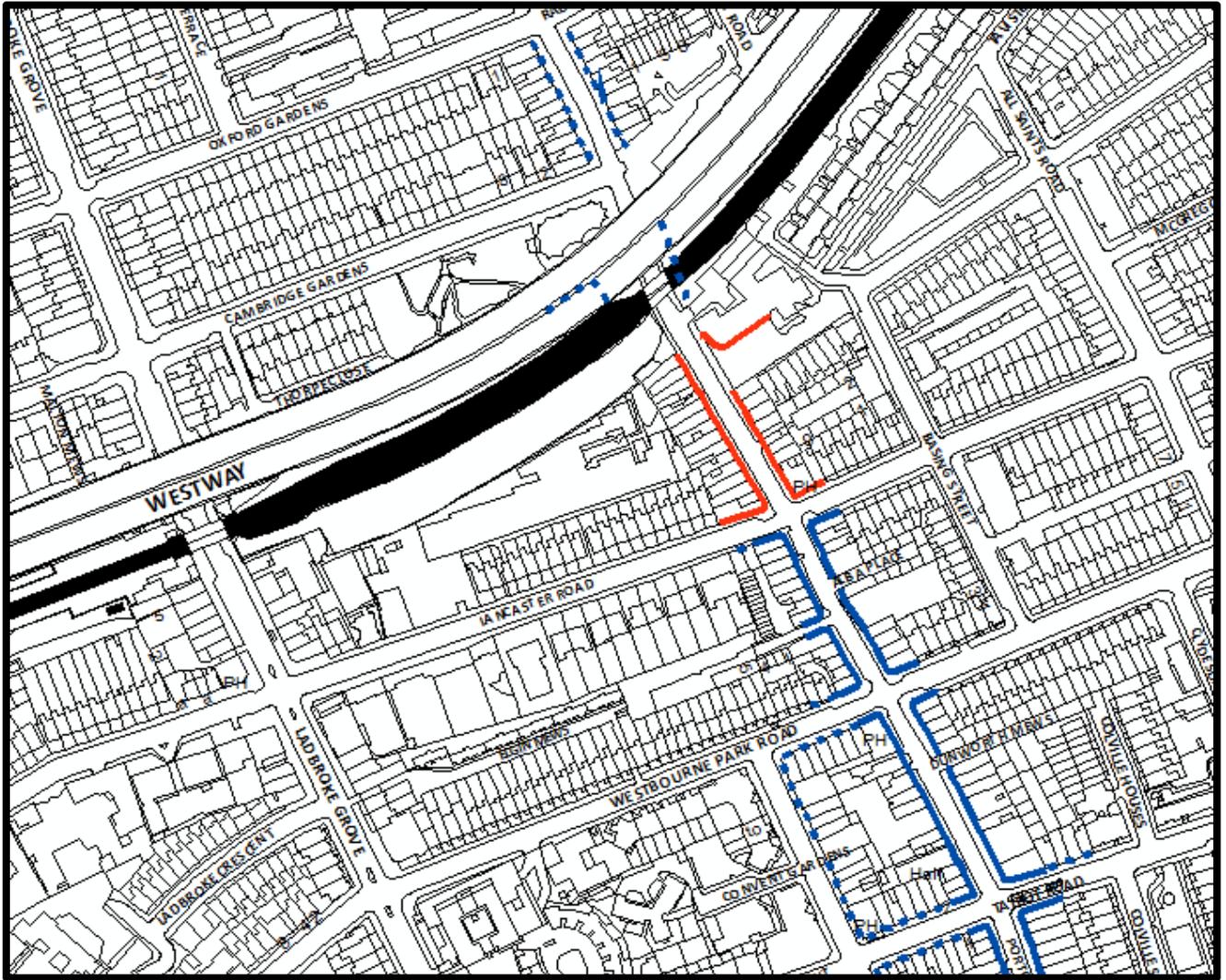
Portobello Road Special District Centre

Primary Shopping Frontage

65-177 (odd) Portobello Road
82-88 (even) Portobello Road
100 Portobello Road
138-154 (even) Portobello Road
156- 252 (even) Portobello Road
179-251 (odd) Portobello Road
303/303a Westbourne Park Road
281 Westbourne Grove

Secondary Shopping Frontage

253-275 (odd) Portobello Road
289-309 (odd) Portobello Road
266-292 (even) Portobello Road
72-80 (even) Tavistock Road
74 Lancaster Road
126-132 (even) Talbot Road
282-284 (even) Westbourne Park Road
305-317 (odd) Westbourne Park Road
17-37 (odd) Kensington Park Road
112-120 (even) Kensington Park Road
184-216 (even) Kensington Park Road
(excluding the Synagogue)
1-15 (odd) Blenheim Crescent
2-14 (even) Blenheim Crescent
4-14 (even) Elgin Crescent
5-15 (odd) Elgin Crescent
283-305 (odd) Westbourne Grove
284-306 (even) Westbourne Grove
Portobello Green Shopping Arcade
(underneath Westway)
61a,b,d Lancaster Road



South Kensington District Centre

Primary Shopping Frontage

43-97 (odd) Old Brompton Road
 1-86 (even) Old Brompton Road
 3-31 (odd) Bute Street
 4-28 (even) Bute Street
 1-19 (odd) Harrington Road
 1-11 (odd) Pelham Street
 38-48 (even) Thurloe Street

Secondary Shopping Frontage

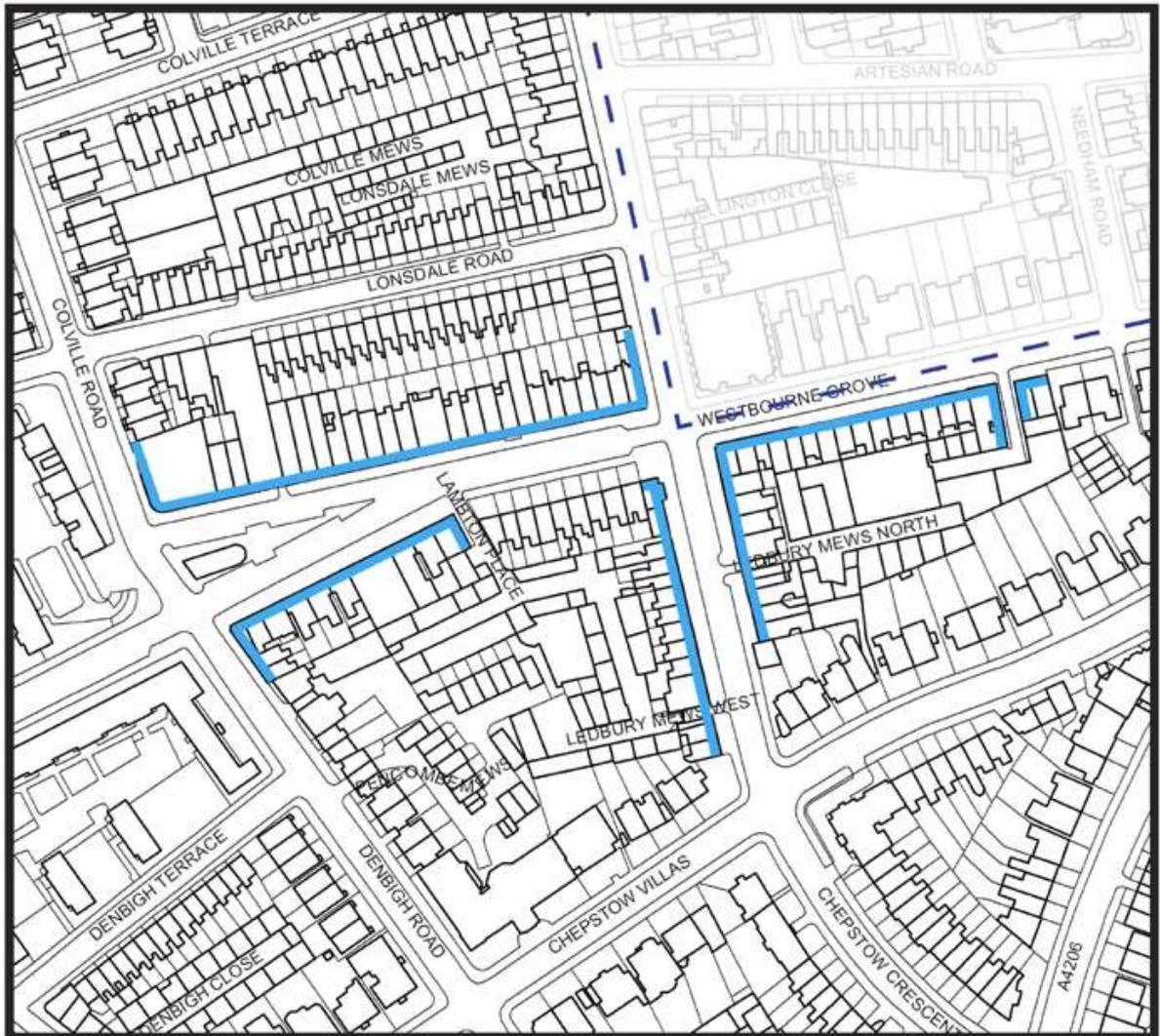
1-141 Old Brompton Road
 99-115 (odd) Old Brompton Road
 88-92a (even) Old Brompton Road
 3-17 (odd) Glendower Place
 2-12 (even) Glendower Place
 21-37 (odd) Harrington Road
 1-13 (odd) South Kensington Station Arcade
 2-8 (even) South Kensington Station Arcade
 20-36 (even) Thurloe Street
 25-45 (odd) Thurloe Street
 17-18 (inclusive) Cromwell Place
 23-26 (inclusive) Cromwell Place
 25-39 (inclusive) Thurloe Place
 1a-19 (odd) Exhibition Road
 2a-12 (even) Exhibition Road
 17-18 (inclusive) Cromwell Place
 108-108a Queen's Gate



Westbourne Grove Special District Centre

Primary Shopping Frontage

171-207 Westbourne Grove
227/227a-247 Westbourne Grove
178a-236 Westbourne Grove
32-46 Ledbury Road
39-53 Ledbury Road
57-63/63a Ledbury Road
1-3 Denbigh Road



Borough Boundary - - - - -

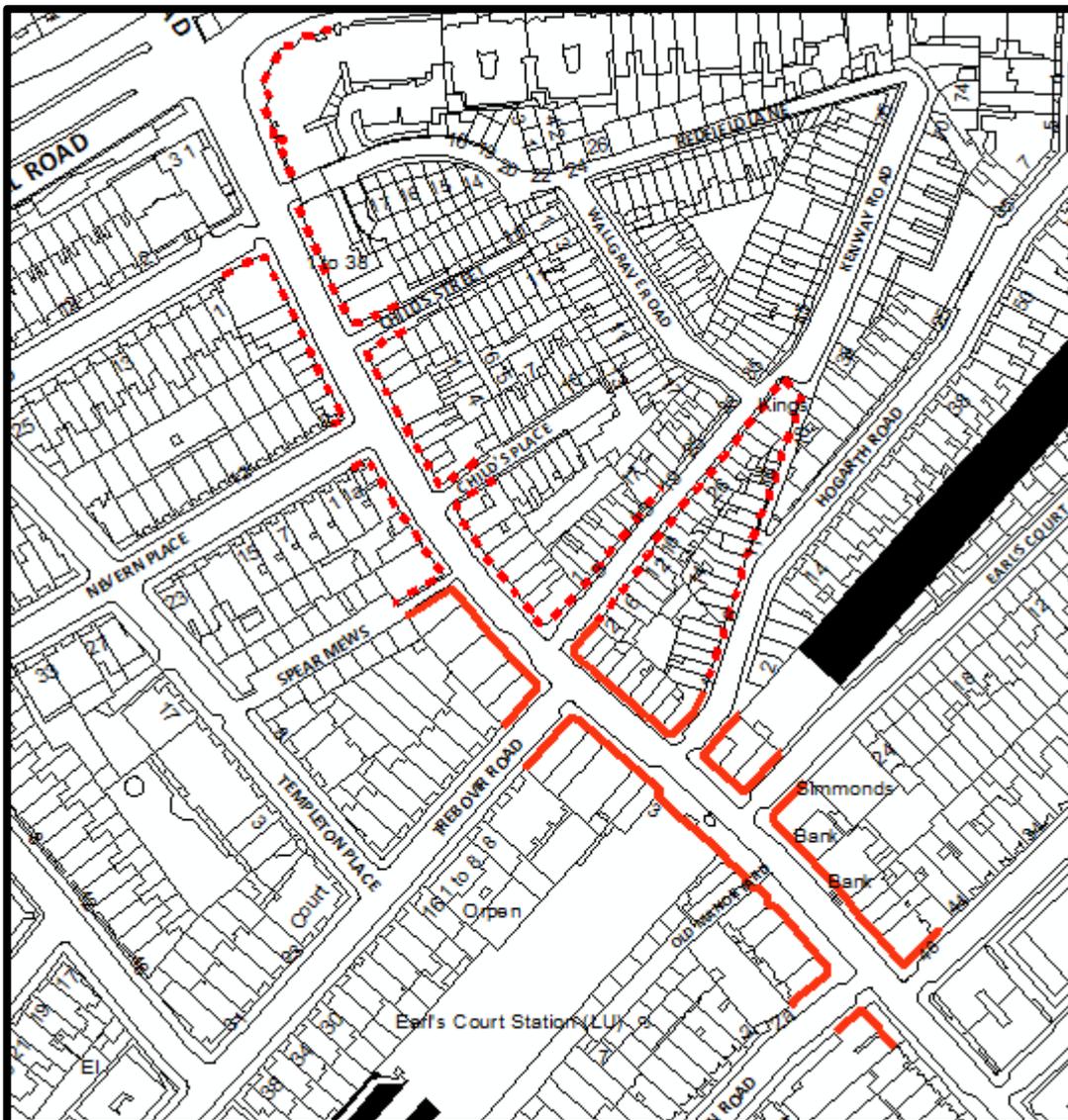
Earl's Court Road District Centre

Primary Shopping Frontage

181-211 Earls Court Road
190 – 268 Earl's Court Road

Secondary Shopping Frontage

109-211 Earls Court Road
160- 190 Earls Court Road
1-11, 15 Kenway Road
36a-70 Kenway Road
2-16 Kenway Road
1-18 Hogarth Place
2-10 Hogarth Road
247-249 Cromwell Road

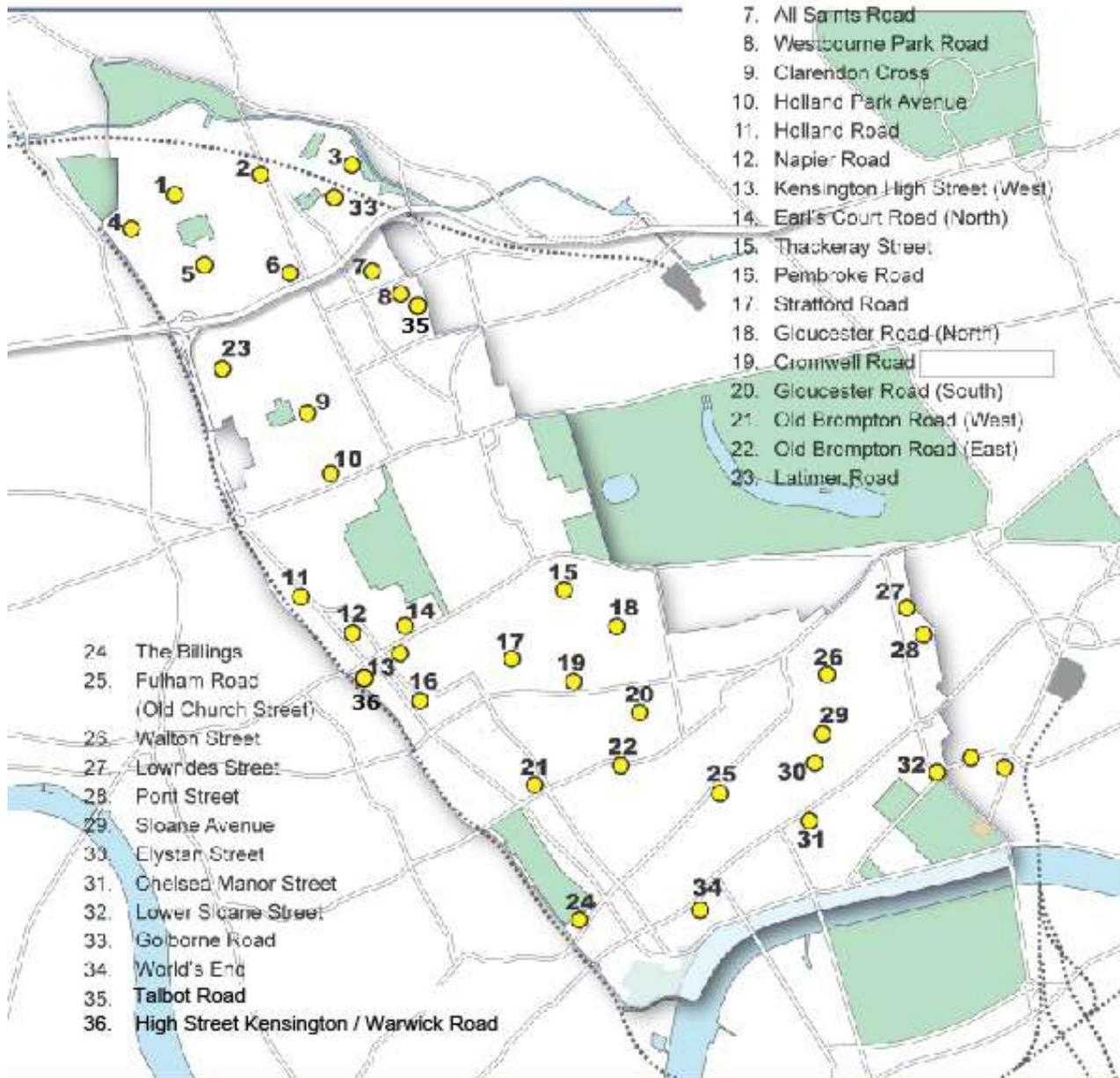


30.2 Neighbourhood Town Centres

Please note the map quality will be improved when the Local Plan is desk top published.

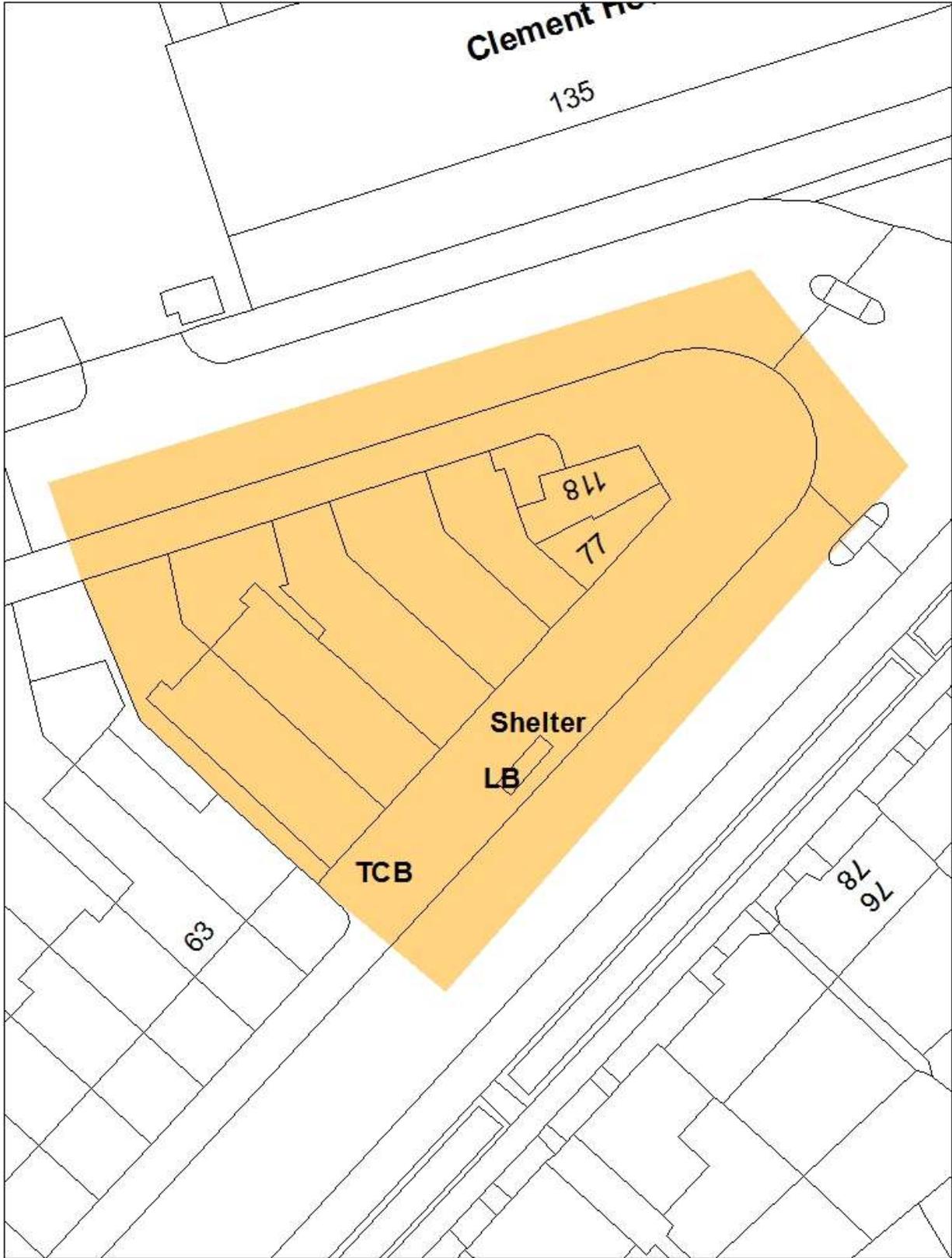
Neighbourhood Shopping Centres

● Neighbourhood Shopping Centres



Neighbourhood Town Centres	
1. Barlby Road 67-77 Barlby Road 118 Dalgarno Gardens	2. Ladbroke Grove (North) 341-351 Ladbroke Road 310-320 Ladbroke Grove
3. Golborne Road (North) 12-30 Golborne Road 7-19a Golborne Road	4. North Pole Road 2-24 North Pole Road 13-21 North Pole Road 485-493 Latimer Road 1a St Quintins Gardens
5. St Helens Gardens 53-75 St Helens Gardens	6. Ladbroke Grove Station 102-156 Ladbroke Grove 131-181 Ladbroke Grove 103, 134/134a - 136/136a Lancaster Road
7. All Saints Road 3-45 All Saints Road 4-32 All Saints Road 230-236 Westbourne Park Road	8. Westbourne Park Road 209 Westbourne Park Road 213-225 Westbourne Park Road 20-24 Powis Terrace
9. Clarendon Cross 5-10 (inc.) Clarendon Cross 73 and 73a Clarendon Cross 96-104 Portland Road 129-141 Portland Road	10. Holland Park Avenue 80-150 Holland Park Avenue 1-2 Holland Park Terrace 1a Portland Road 2-14 Portland Road 2-10 Clarendon Road 1a Clarendon Road
11. Holland Road 11a-11b Russell Gardens 1-10 (inc.) Russell Gardens	12. Napier Road 1-6 (inc.) Napier Road 34/38 Holland Road
13. Kensington High Street 343-353 Kensington High Street	14. Earl's Court (North) 32-56/56a Earls Court Road 21-45 Earls Court Road
15. Thackeray Street 16-17 Kensington Court Place 1-9 Thackeray Street 2-26 Thackeray Street 8-10 (inc.) Kensington Square	16. Pembroke Road 50-72 Pembroke Road
17. Stratford Road 3-13 and 13b Stratford Road 2-20 Stratford Road 37 Marloes Road	18. Gloucester Road (North) 1/a/ b/c - 5 (inc.) Kynance Place 10-72 Gloucester Road 1/3-5/5a Gloucester Road 9/9a-35 Gloucester Road 2-5 (inc.) Victoria Grove 27-29 (inc.) Victoria Grove
19. Cromwell Road 118-156 and 158a Cromwell Road	20. Gloucester Road (South) 85 Cromwell Road 71-127 Gloucester Road 134-156 Gloucester Road Units 1-31(inc.) Gloucester Rd Arcade
21. Old Brompton Road (West) 229-239 Earls Court Road 304-326 Earls Court Road 219-279 Old Brompton Road 232-246 Old Brompton Road 256-324 Old Brompton Road	22. Old Brompton Road (East) 142-176 Old Brompton Road 153-165 Old Brompton Road

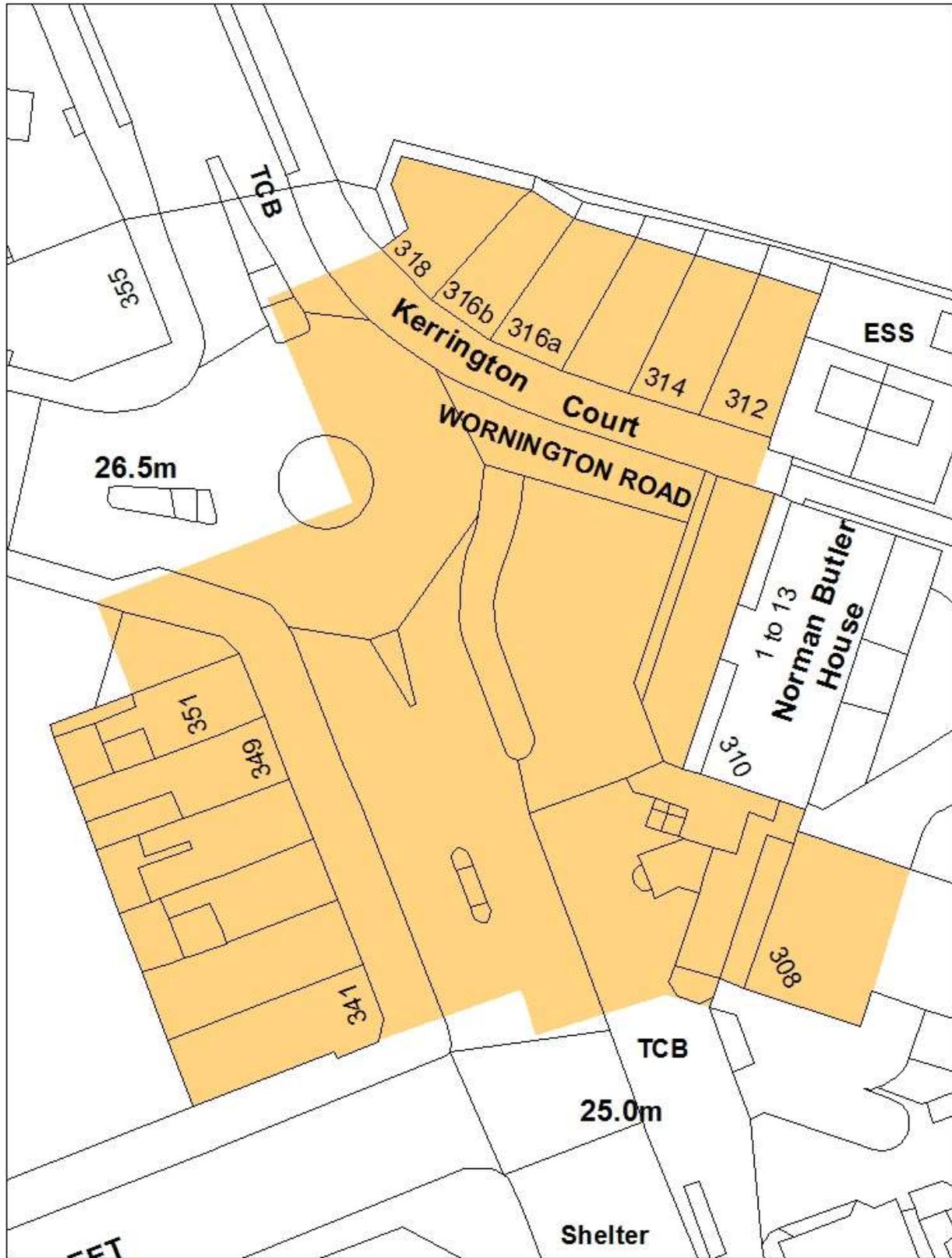
<p>23. Latimer Road Station 3-11 Bramley Road 21- 41 Bramley Road 86 and 92 Bramley Road 25 Lockton Street</p>	<p>24. The Billings 346-366 Fulham Road 340-342 Fulham Road</p>
<p>25. Fulham Road - Old Church Street 2/6 Queens Elm Parade 239a-267 Fulham Road 80-126 Fulham Road</p>	<p>26. Walton Street 46-56 Walton Street 1-25 Walton Street</p>
<p>27. Lowndes Street 25 a-g - 31 (inc.) Lowndes Street 12/12a Cadogan Place</p>	<p>28. Pont Street 4-16 Pont Street 1-17 Pont Street 20 Lowndes Street</p>
<p>29. Sloane Avenue 45- 81 Sloane Avenue</p>	<p>30. Elystan Street 1-43 Elystan Street 2-8 Elystan Street 1-17, 23 Cale Street 2-30 Cale Street 1, 53 Godfrey Street</p>
<p>31. Chelsea Manor Street 47-65 Chelsea Manor Street</p>	<p>32. Lower Sloane Street 54-66 Lower Sloane Street 61-97 Lower Sloane Street 76-92 Pimlico Road 8-24 Holbein Place</p>
<p>33. Golborne Road (Special District) 51-105 Golborne Road 38-112 Golborne Road 308-332 – 342 Portobello Road 319- 373 Portobello Road</p>	<p>34. Worlds End 488-512 King's Road 385-487 King's Road</p>
<p>35. Talbot Road 104- 120 Talbot Road 99 to 111 Talbot Road 123/125 and 127 Ledbury Road</p>	<p>36. High Street Kensington/ Warwick Road 346- 348 Kensington High Street 360 Kensington High Street 361 – 375 and 383, 389 and 391 Kensington High St 195 – 199 Warwick Road</p>



Barlby Road Neighbourhood Centre

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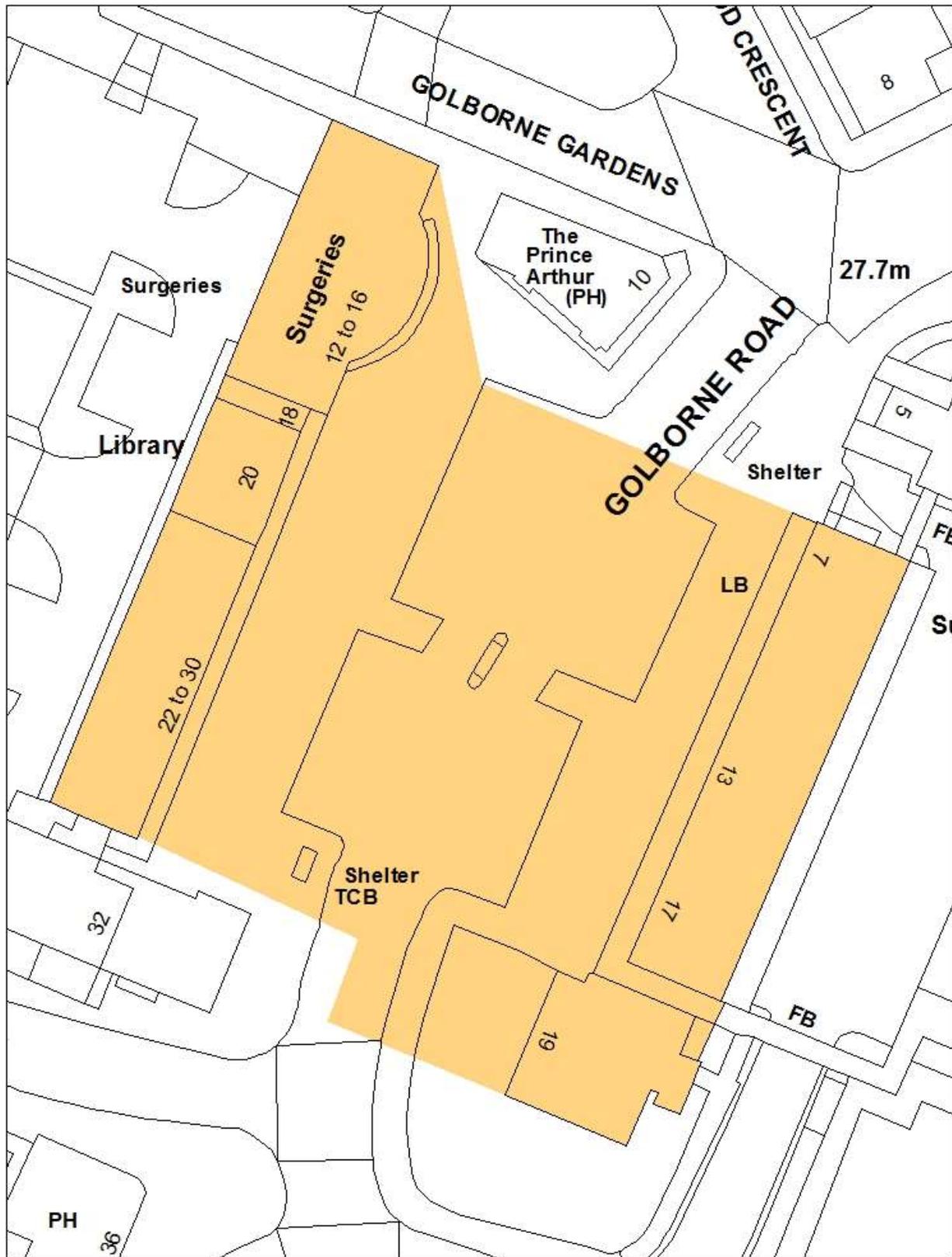
Ladbroke Grove (North) Neighbourhood Centre

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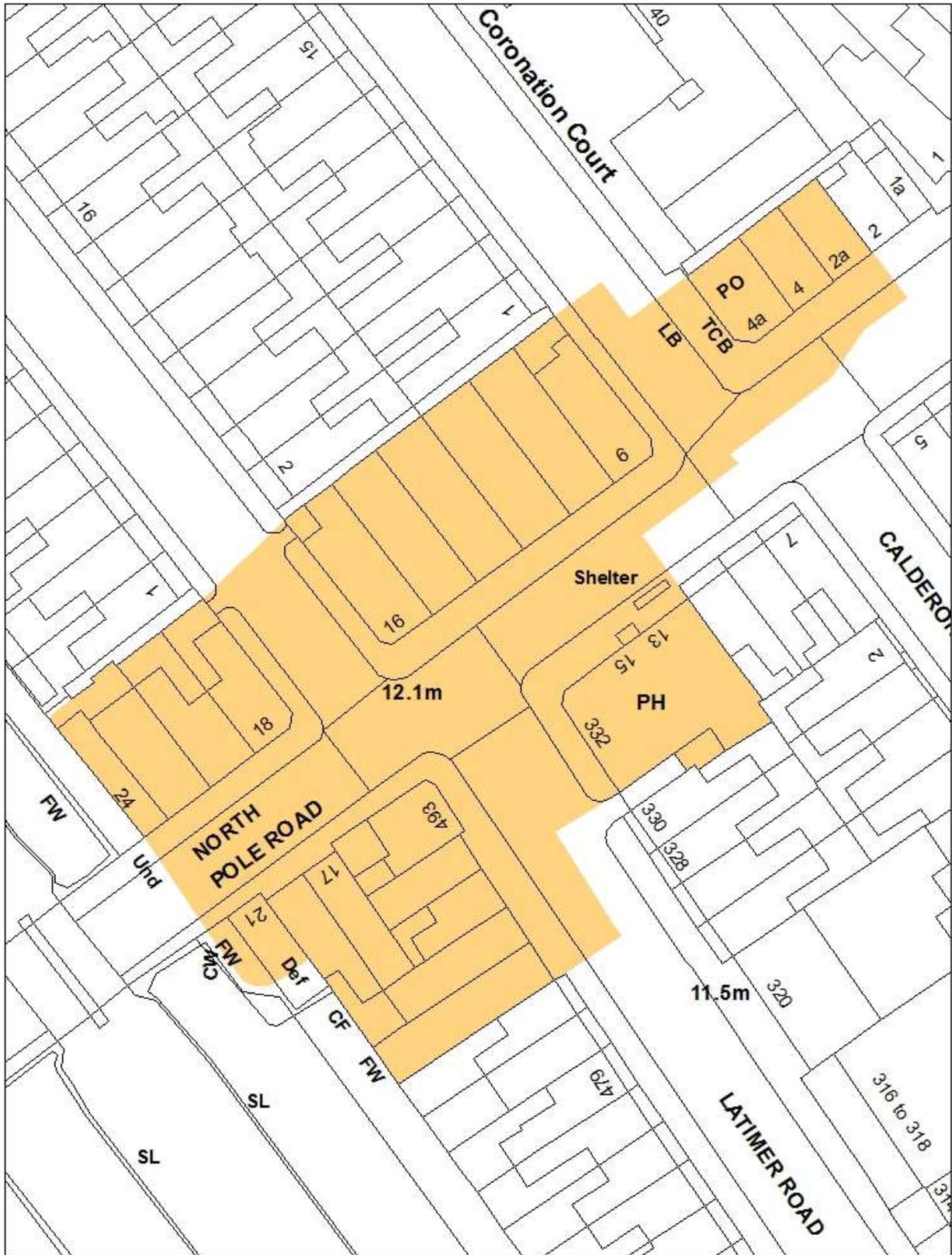


Golborne Road (North) Neighbourhood Centre

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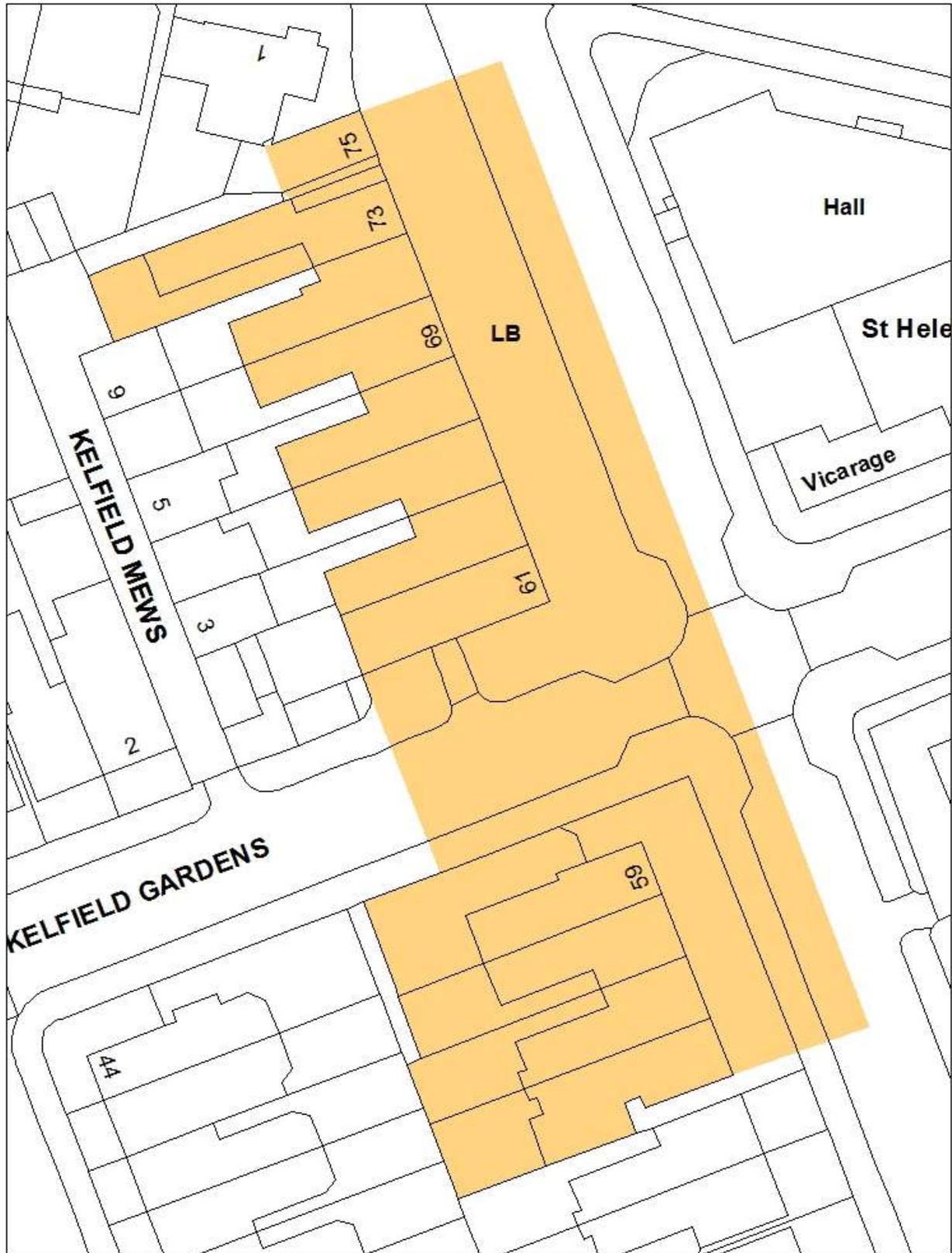
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North Pole Road Neighbourhood Centre


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St Helens Neighbourhood Centre

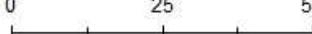
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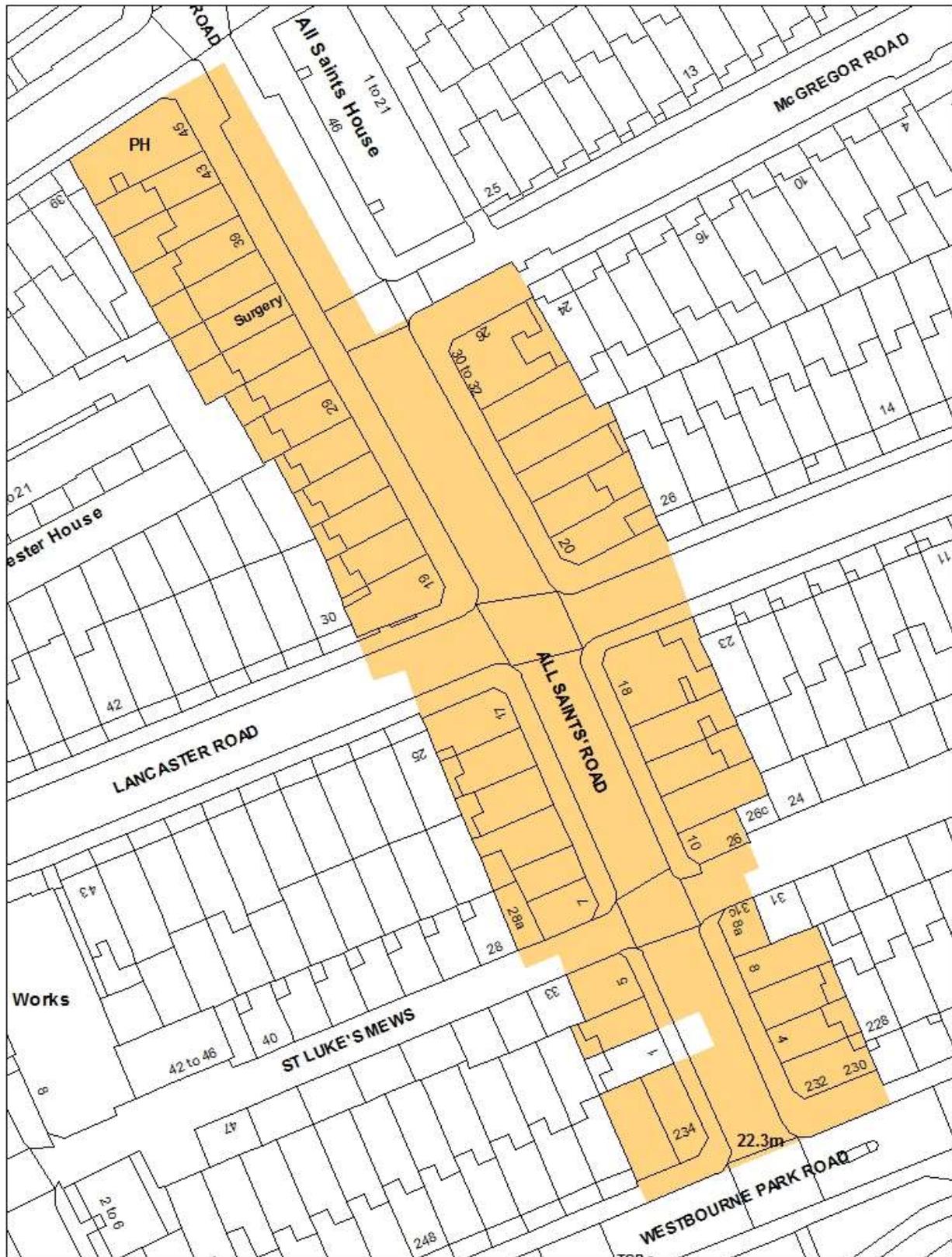
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COUNCIL FOR ST HELENS AND CLEETHORPE



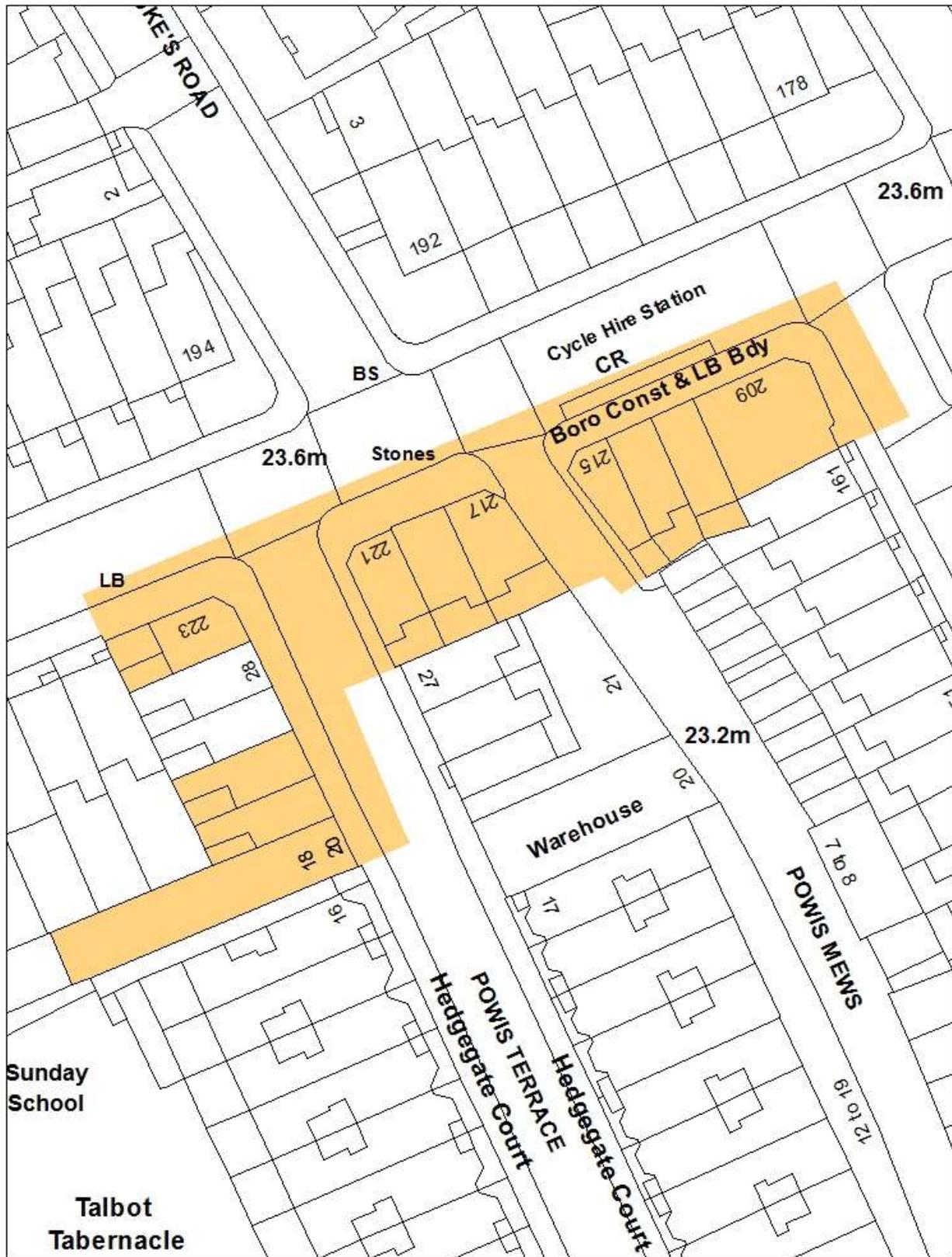

Ladbroke Grove Station Neighbourhood Centre


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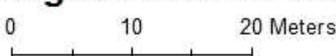


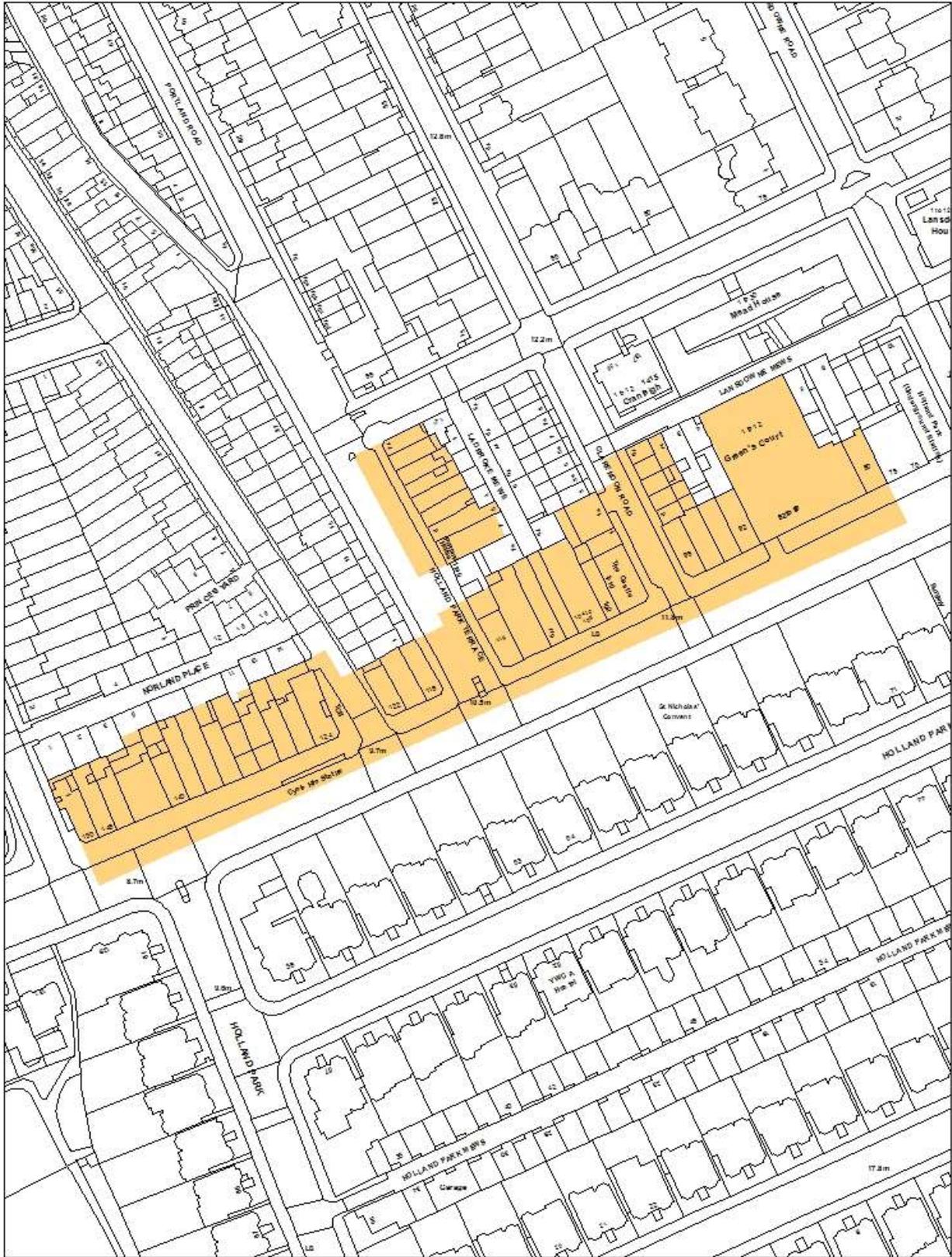

All Saints Road Neighbourhood Centre


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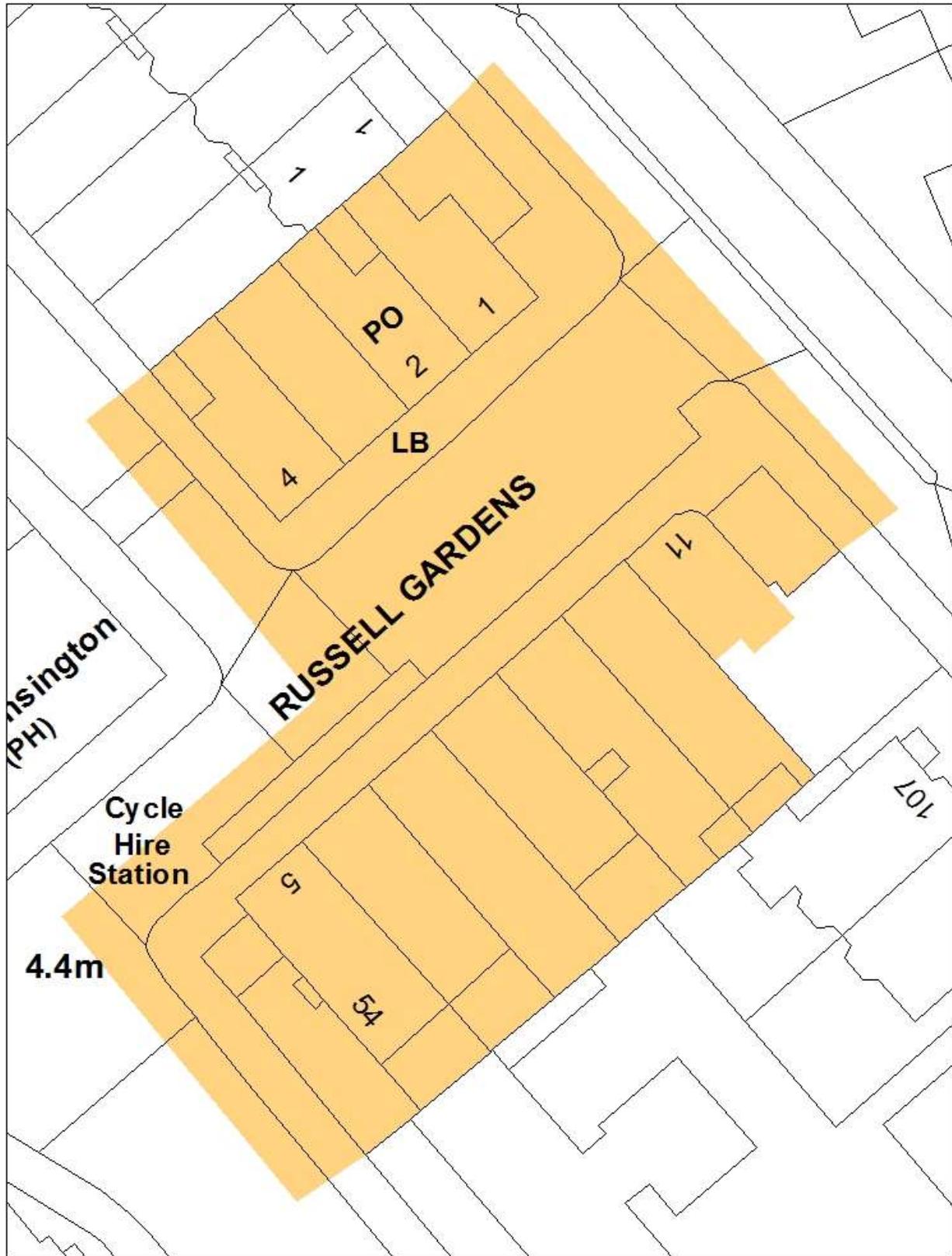

Westbourne Park Road Neighbourhood Centre


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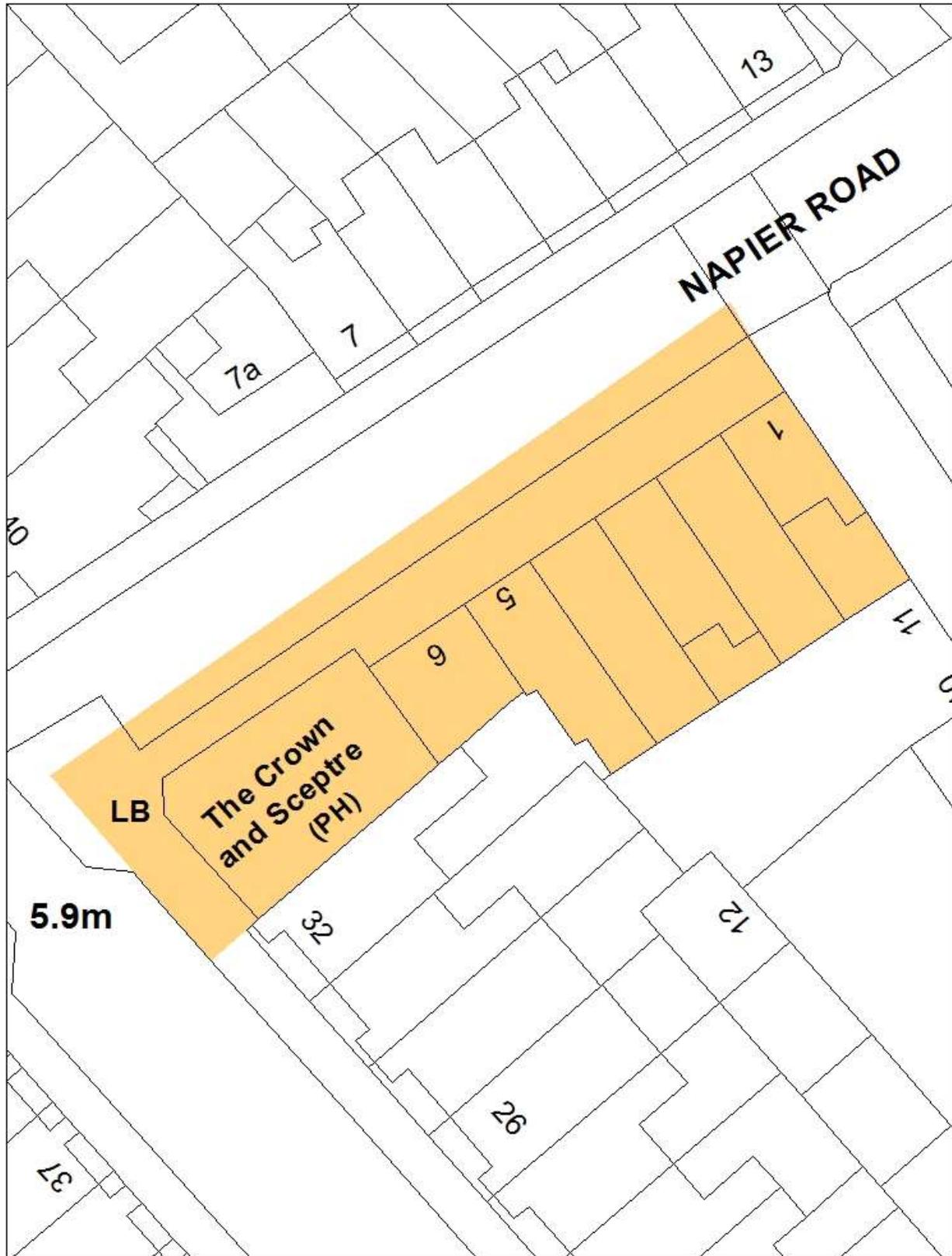

Holland Park Avenue Neighbourhood Centre


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Holland Road Neighbourhood Centre

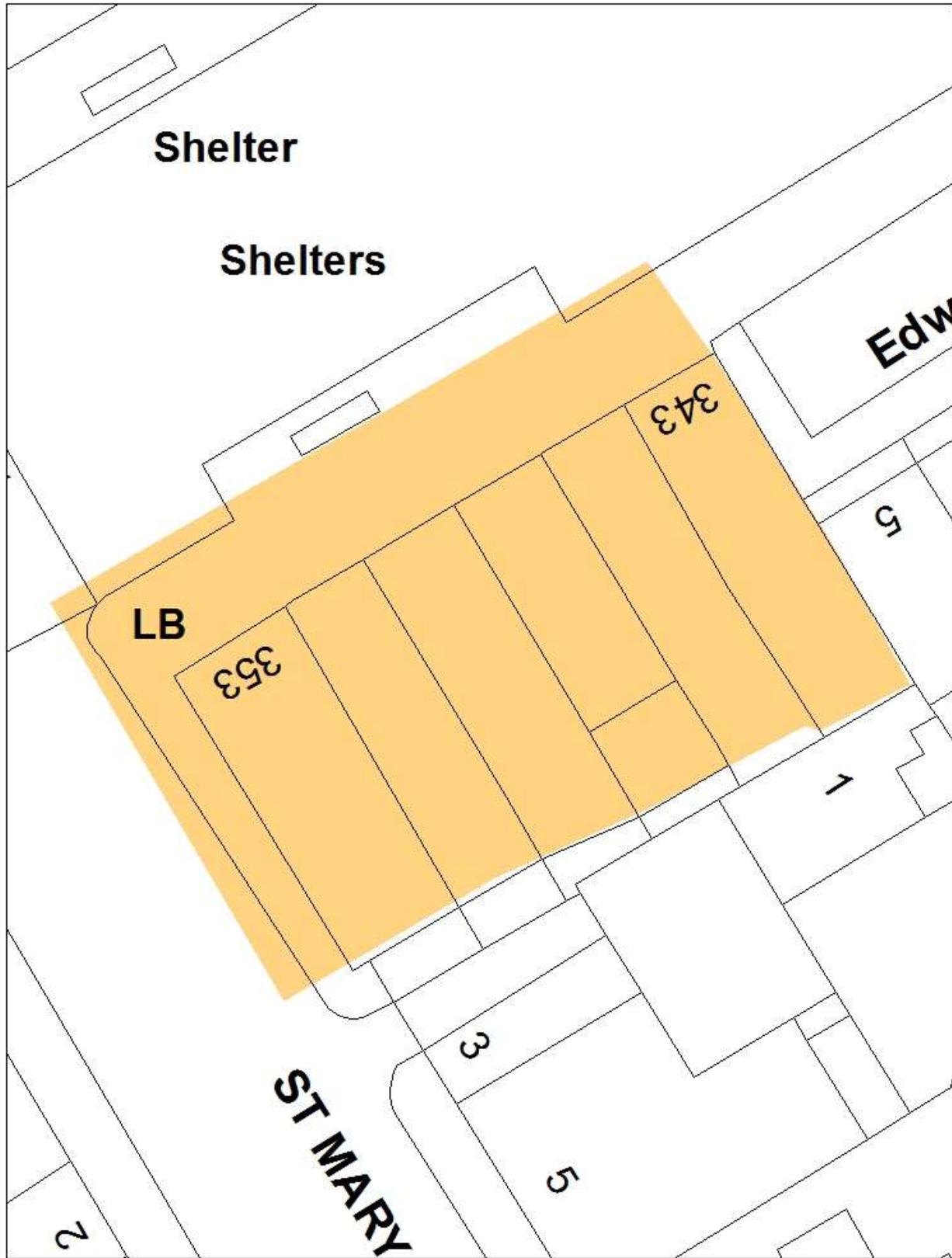

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Napier Road Neighbourhood Centre

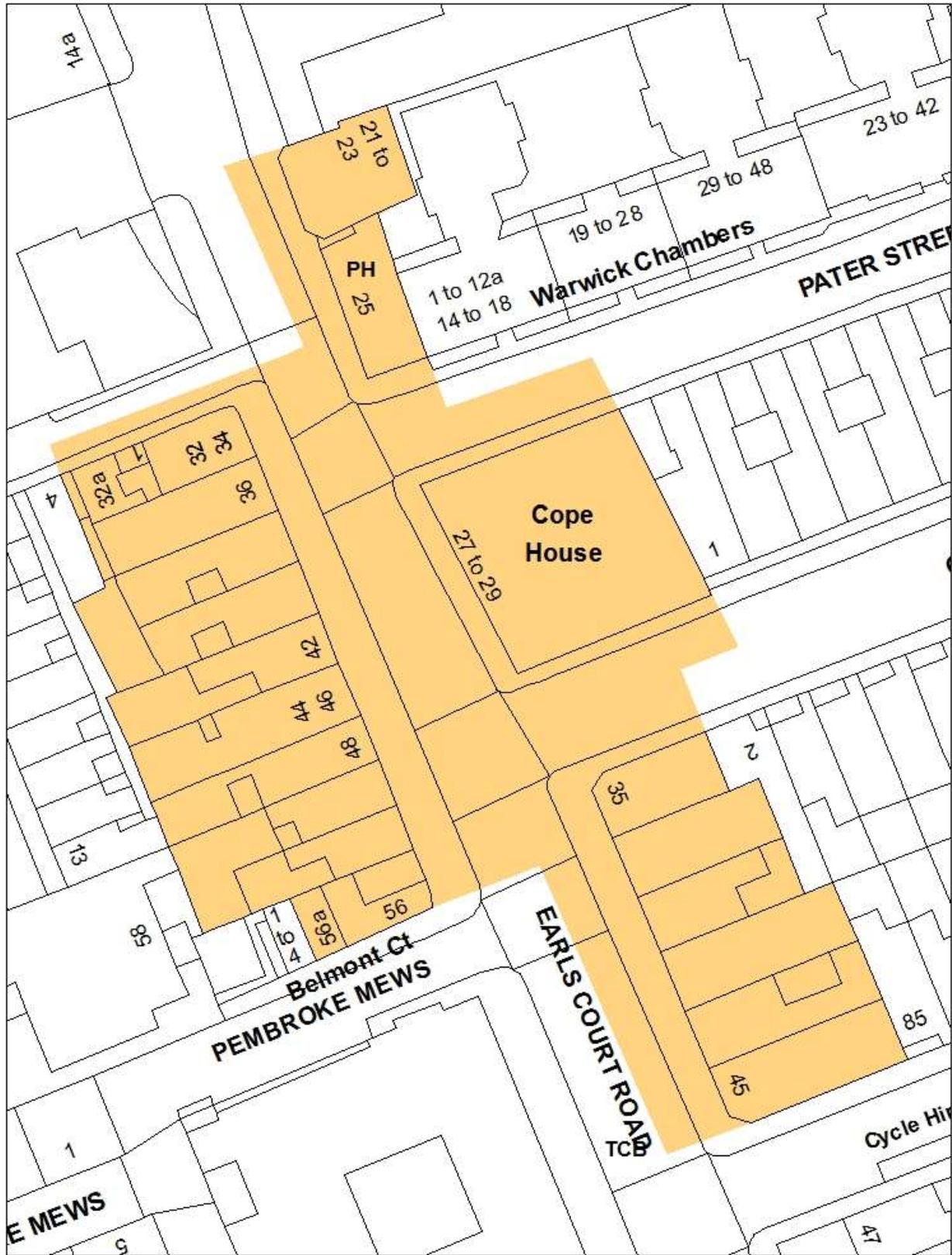
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Kensington High Street Neighbourhood Centre


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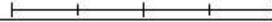


Earls Court Road (North) Neighbourhood Centre



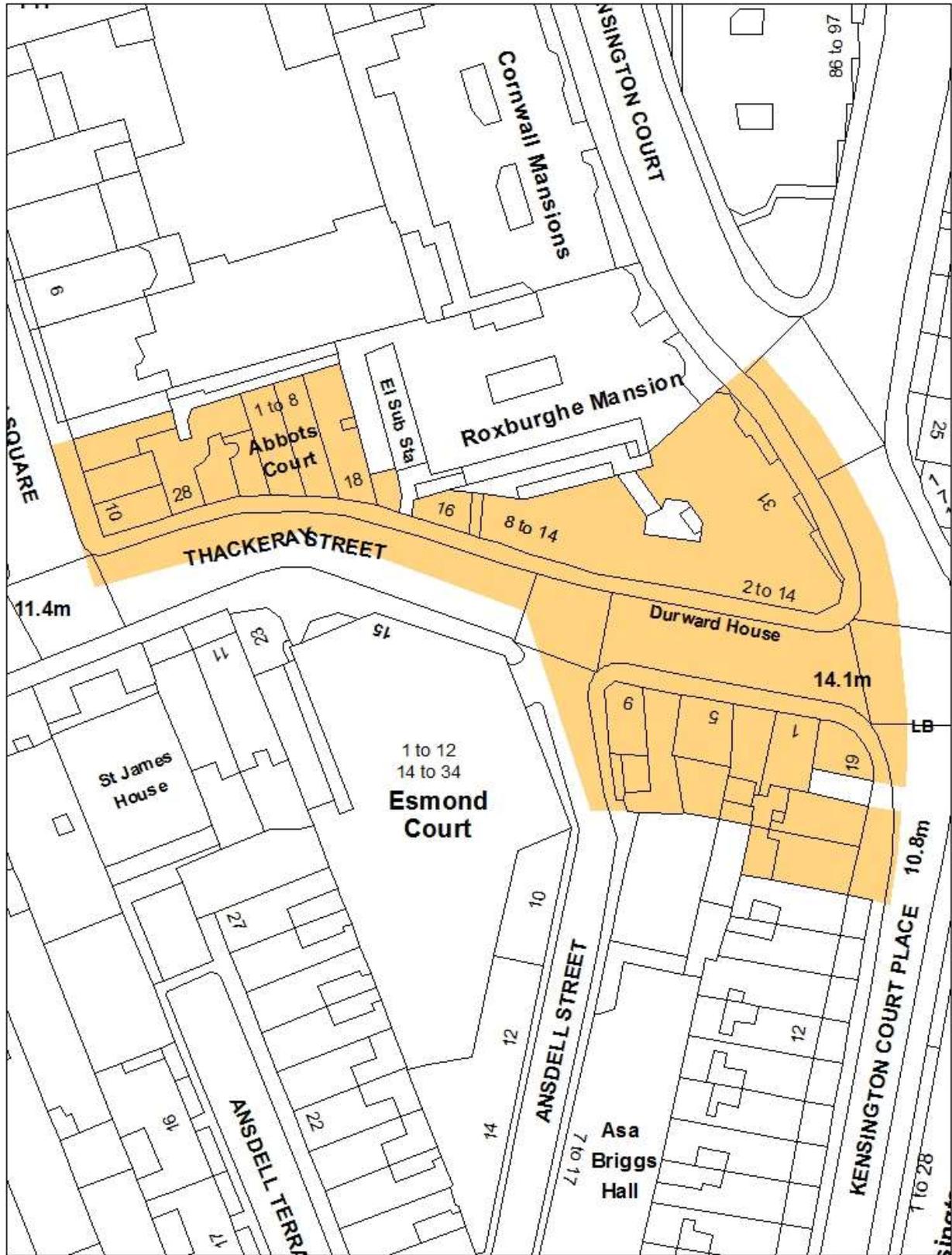
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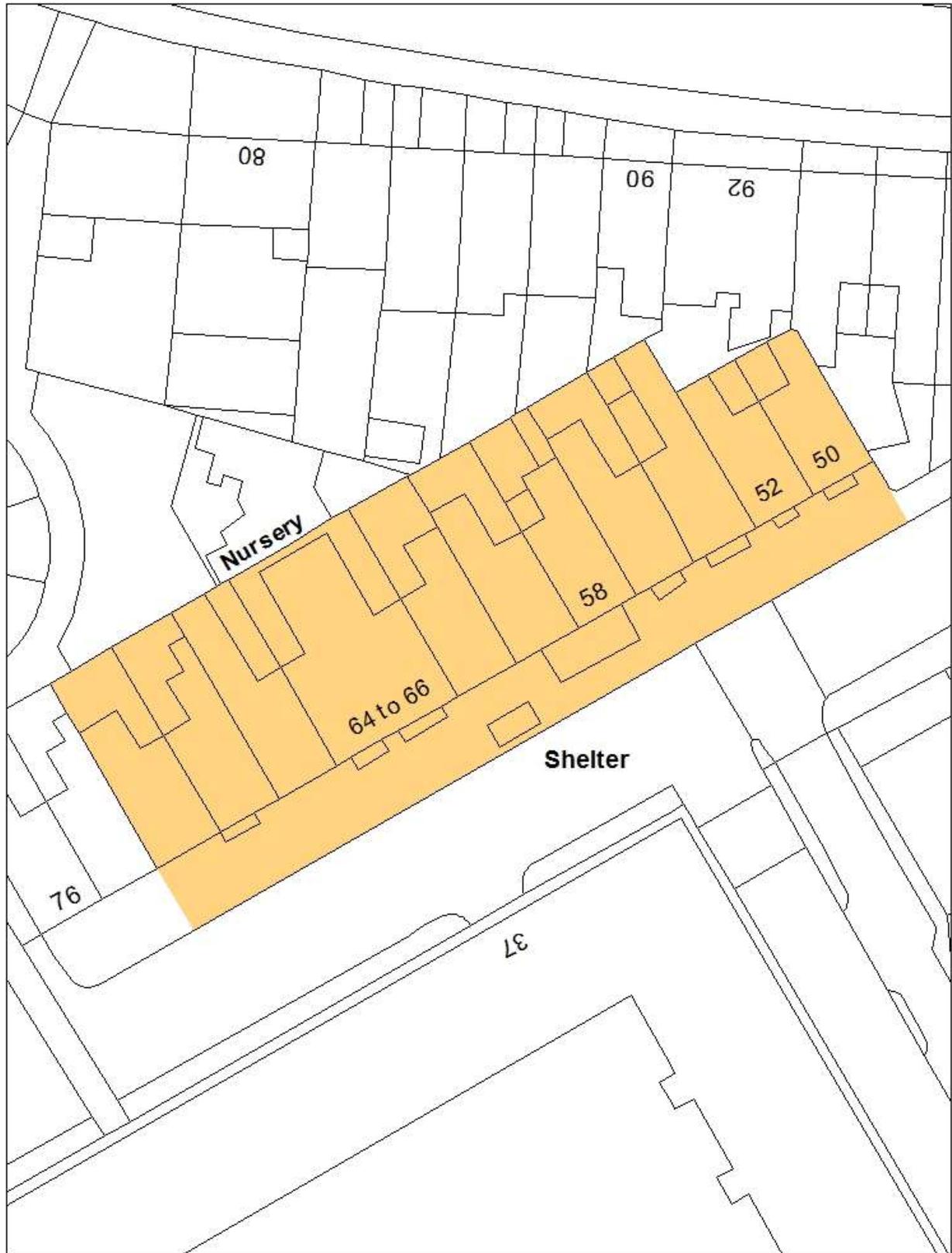


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AND CHELSEA




Thackeray Street Neighbourhood Centre


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Pembroke Road Neighbourhood Centre


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Stratford Road Neighbourhood Centre
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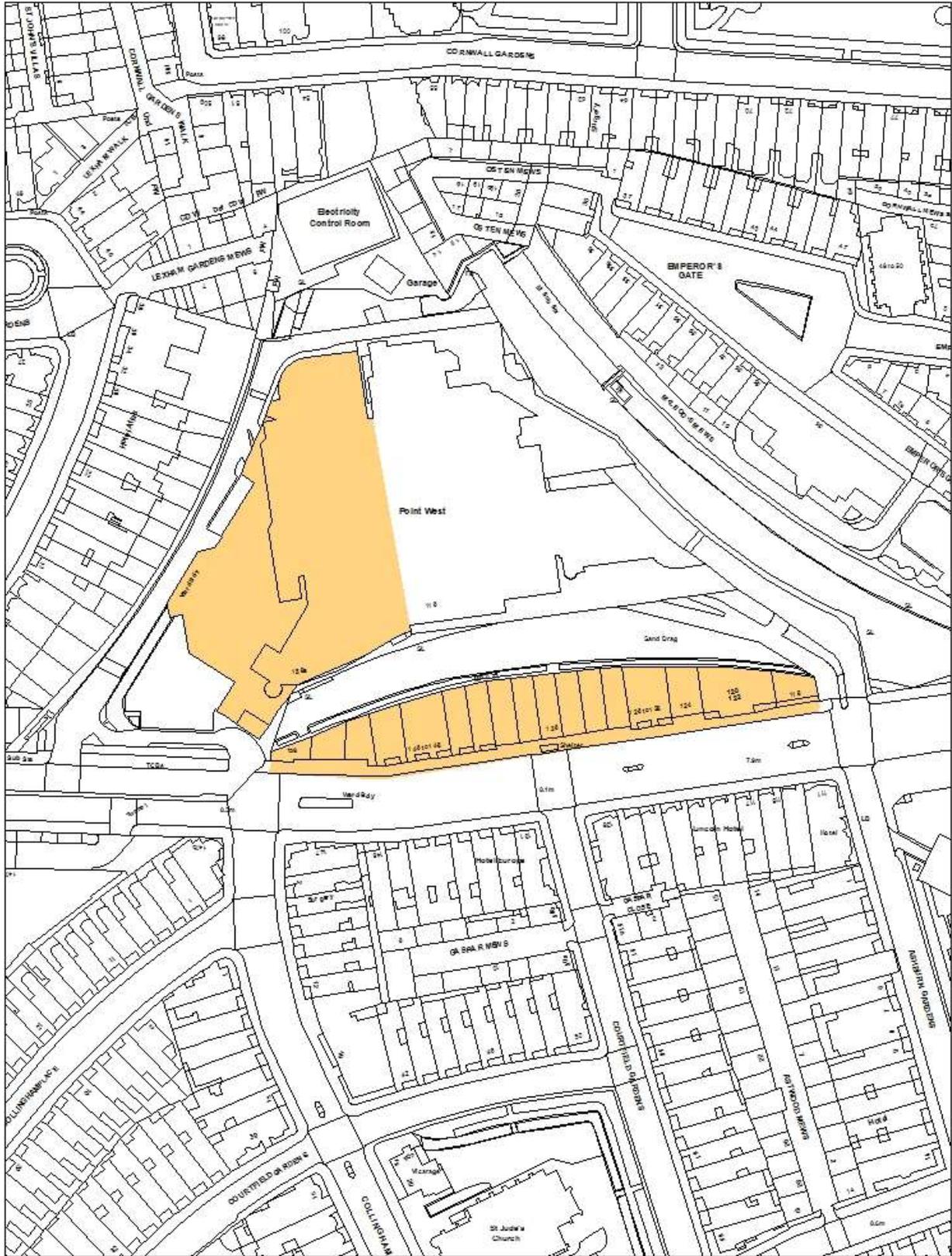


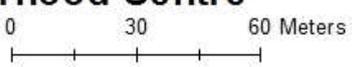




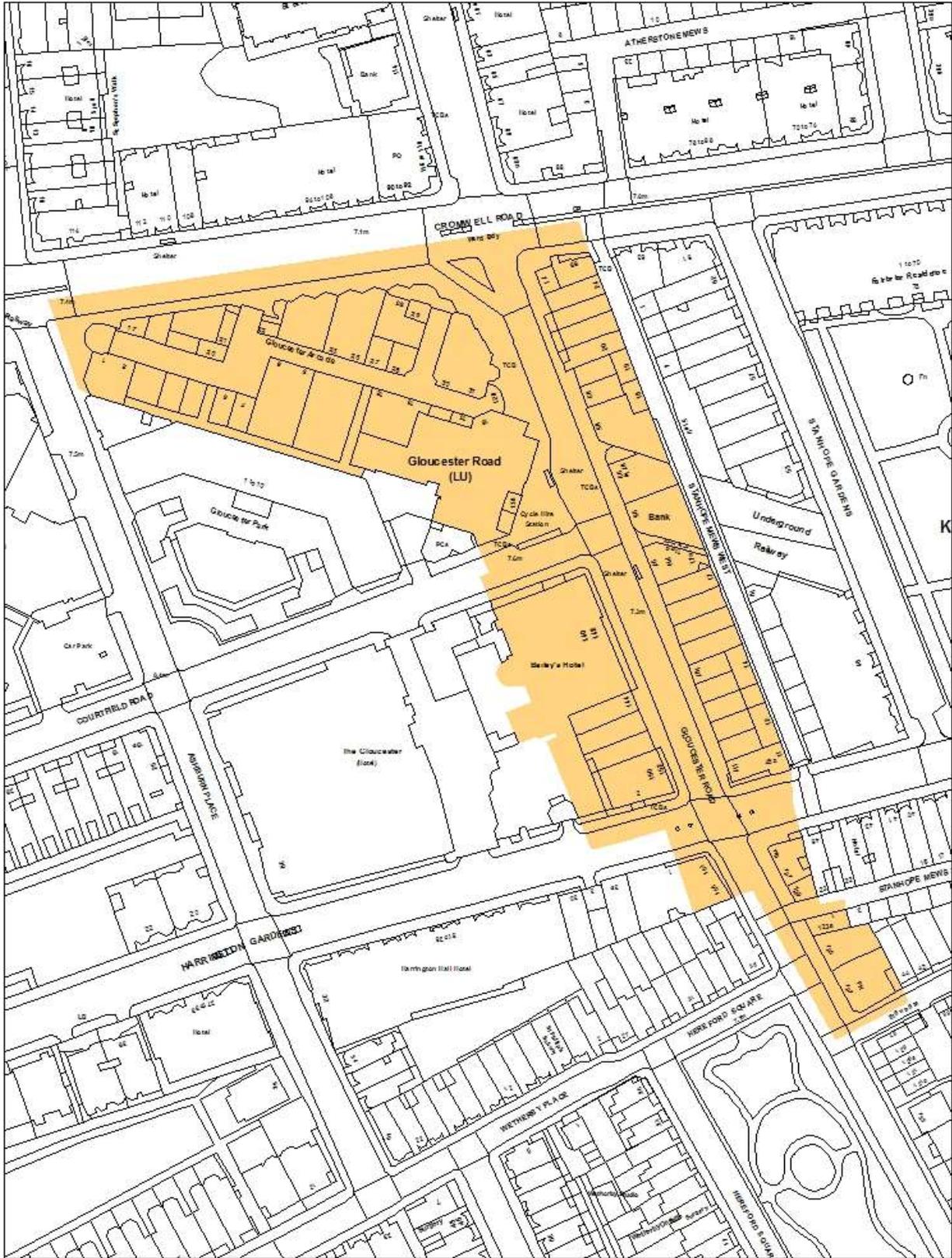
Gloucester Road (North) Neighbourhood Centre


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Cromwell Road Neighbourhood Centre



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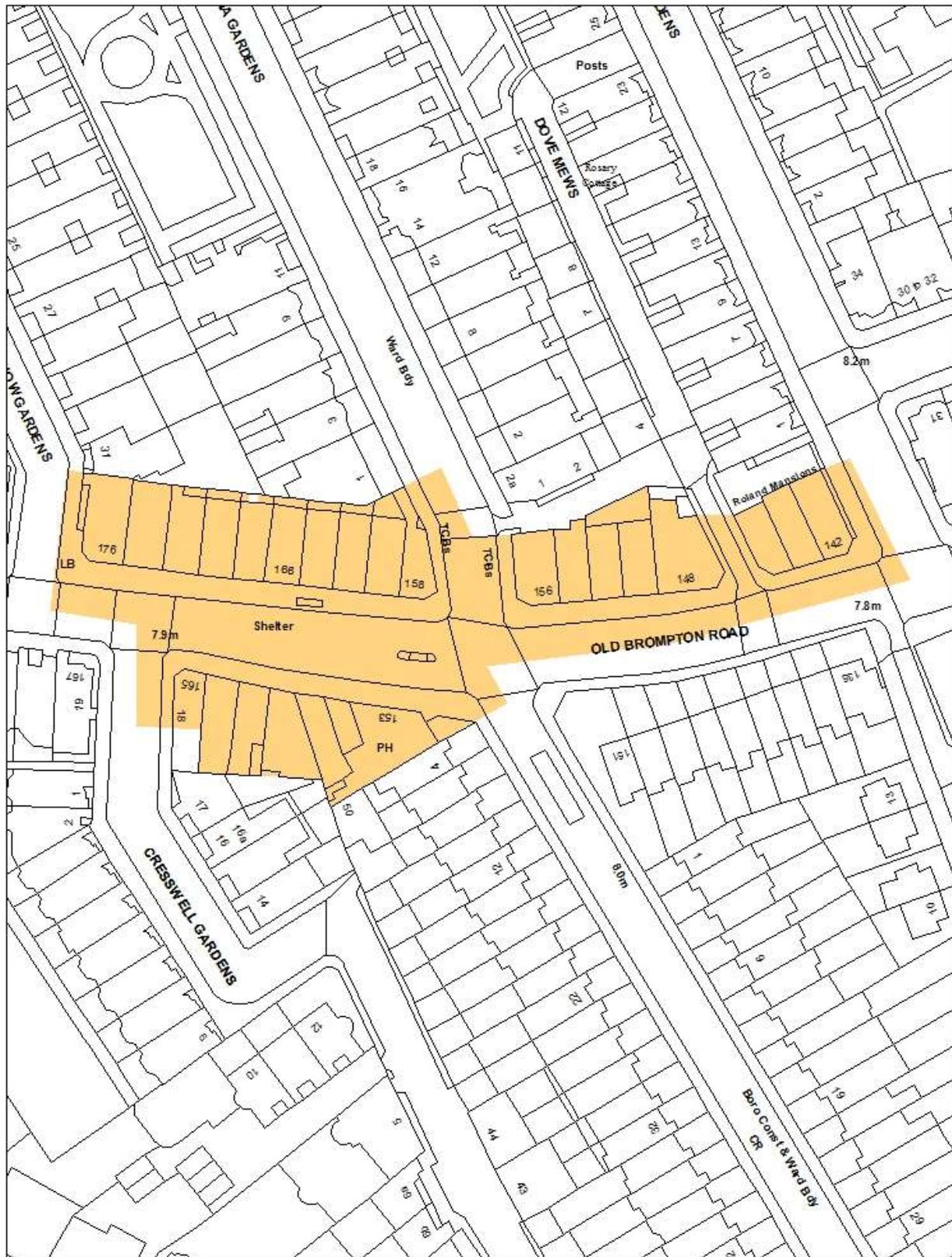



Gloucester Road (South) Neighbourhood Centre

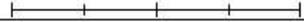

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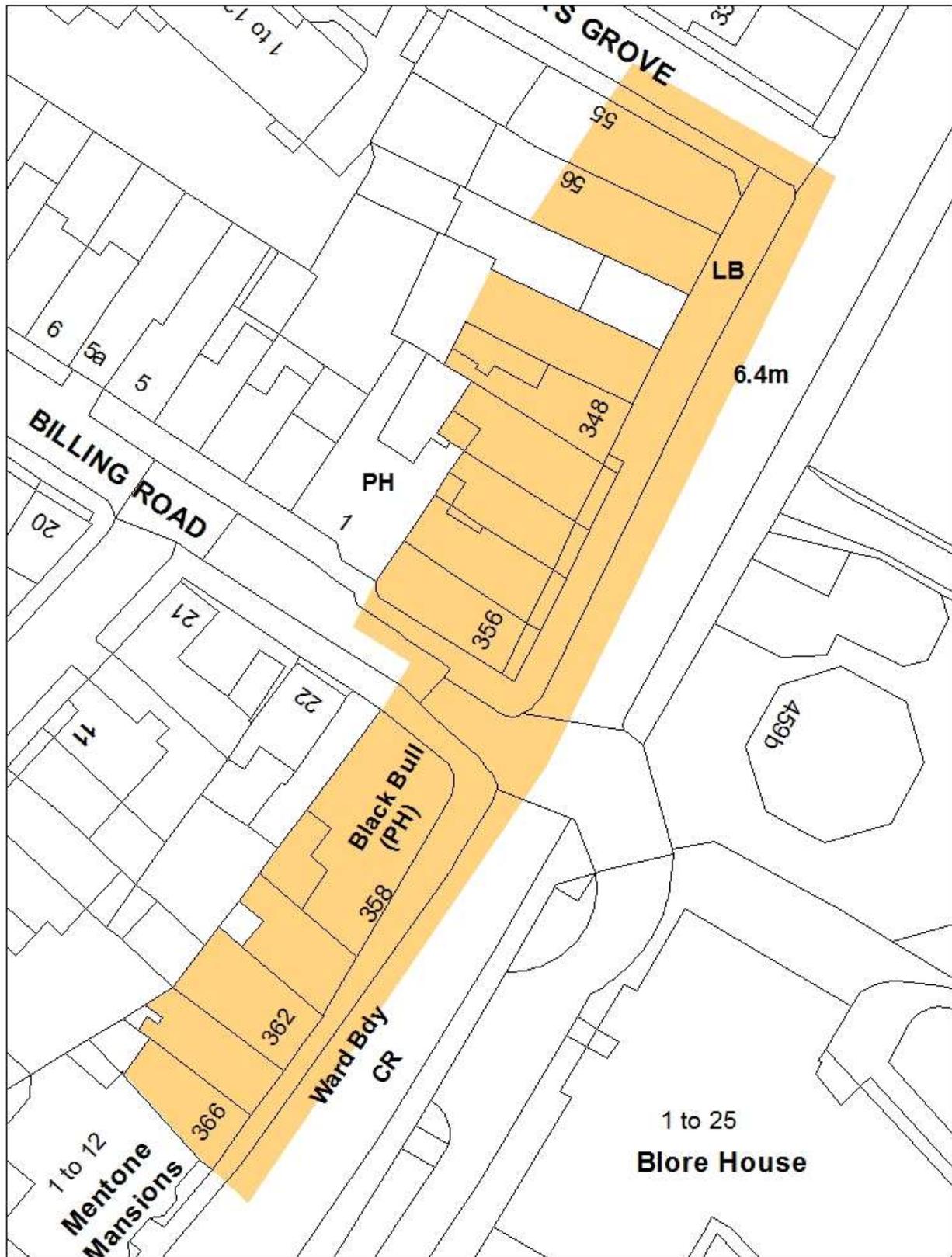
 **Old Brompton Road (West) Neighbourhood Centre** 
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Old Brompton Road (East) Neighbourhood Centre

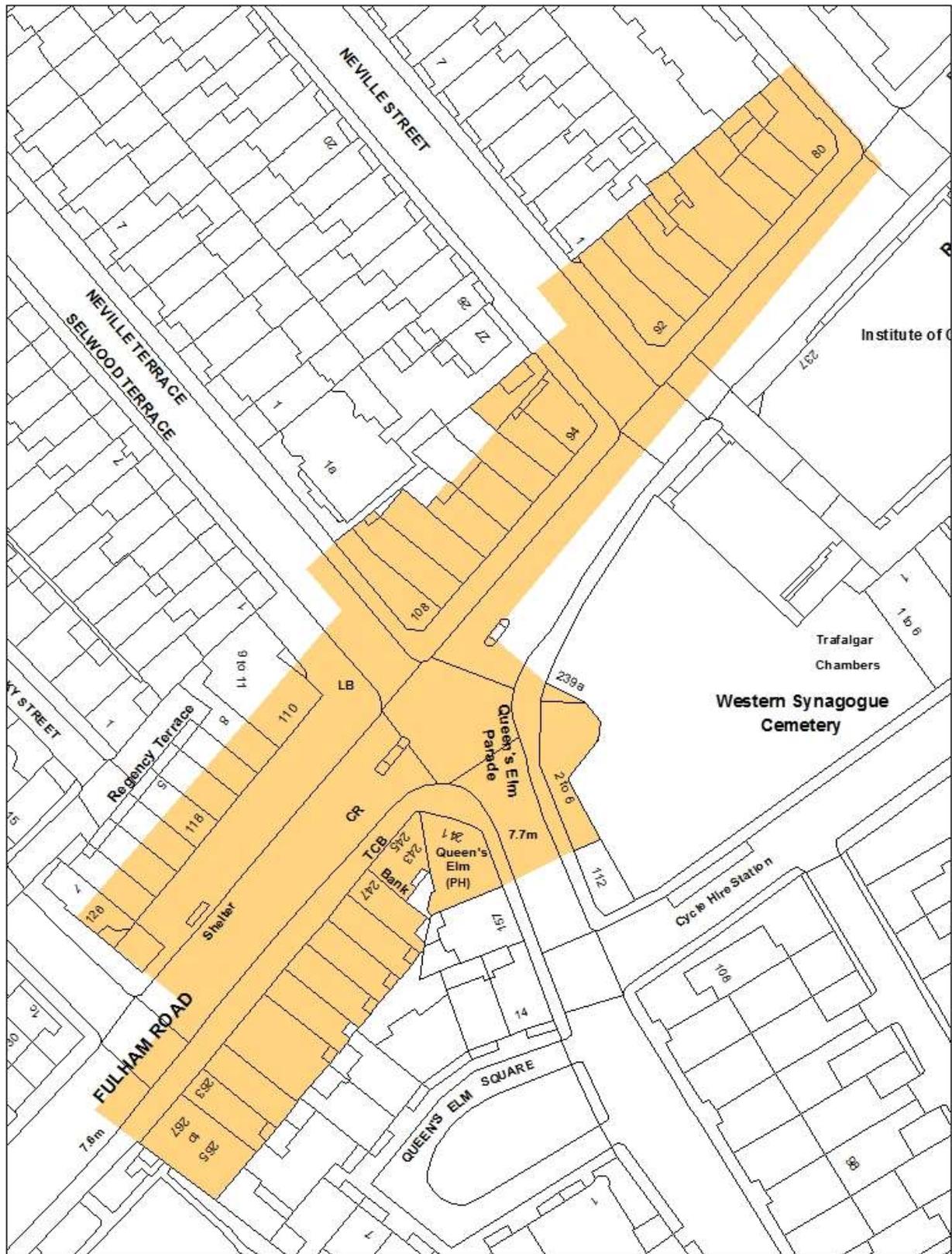

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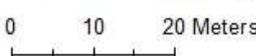


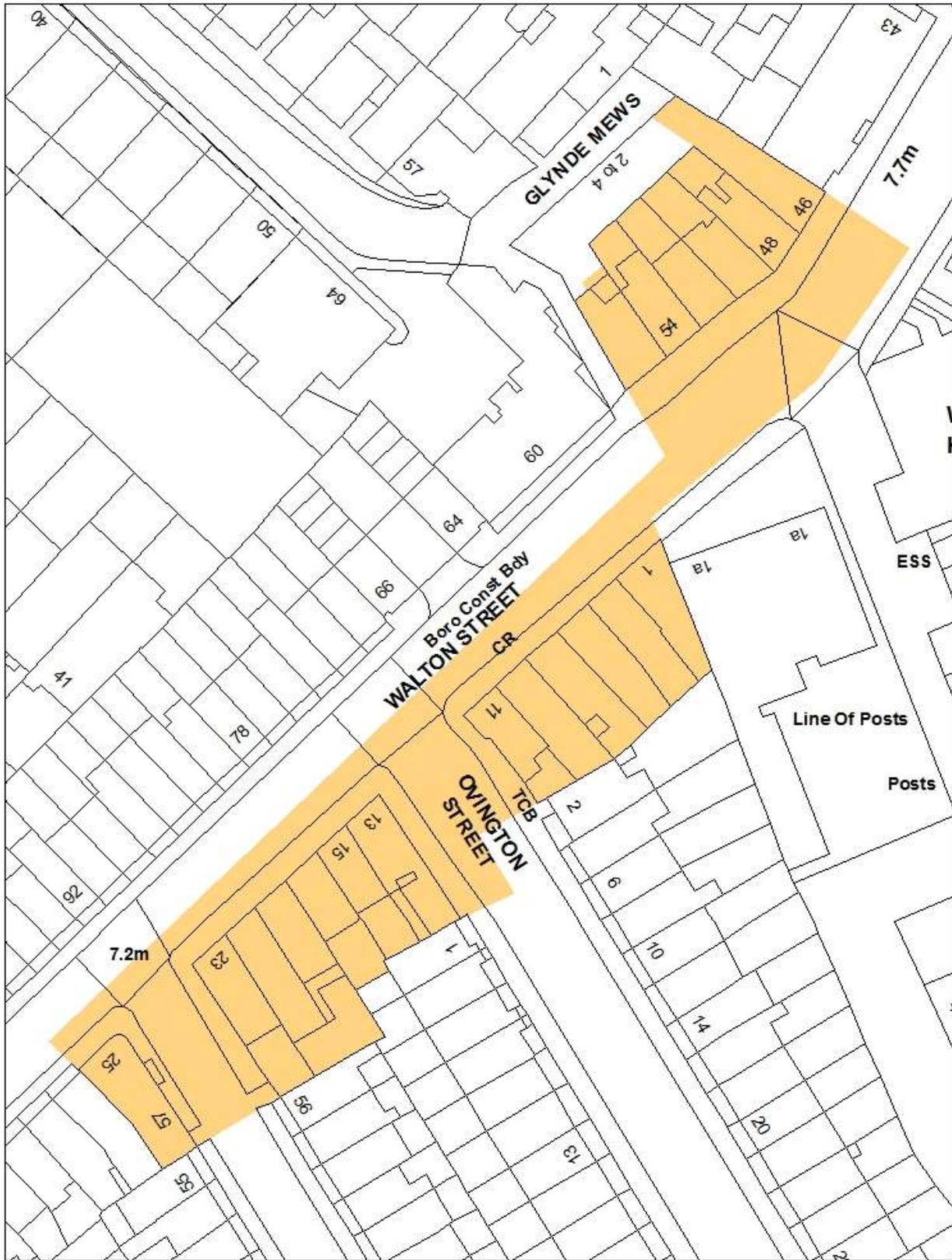

The Billings Neighbourhood Centre

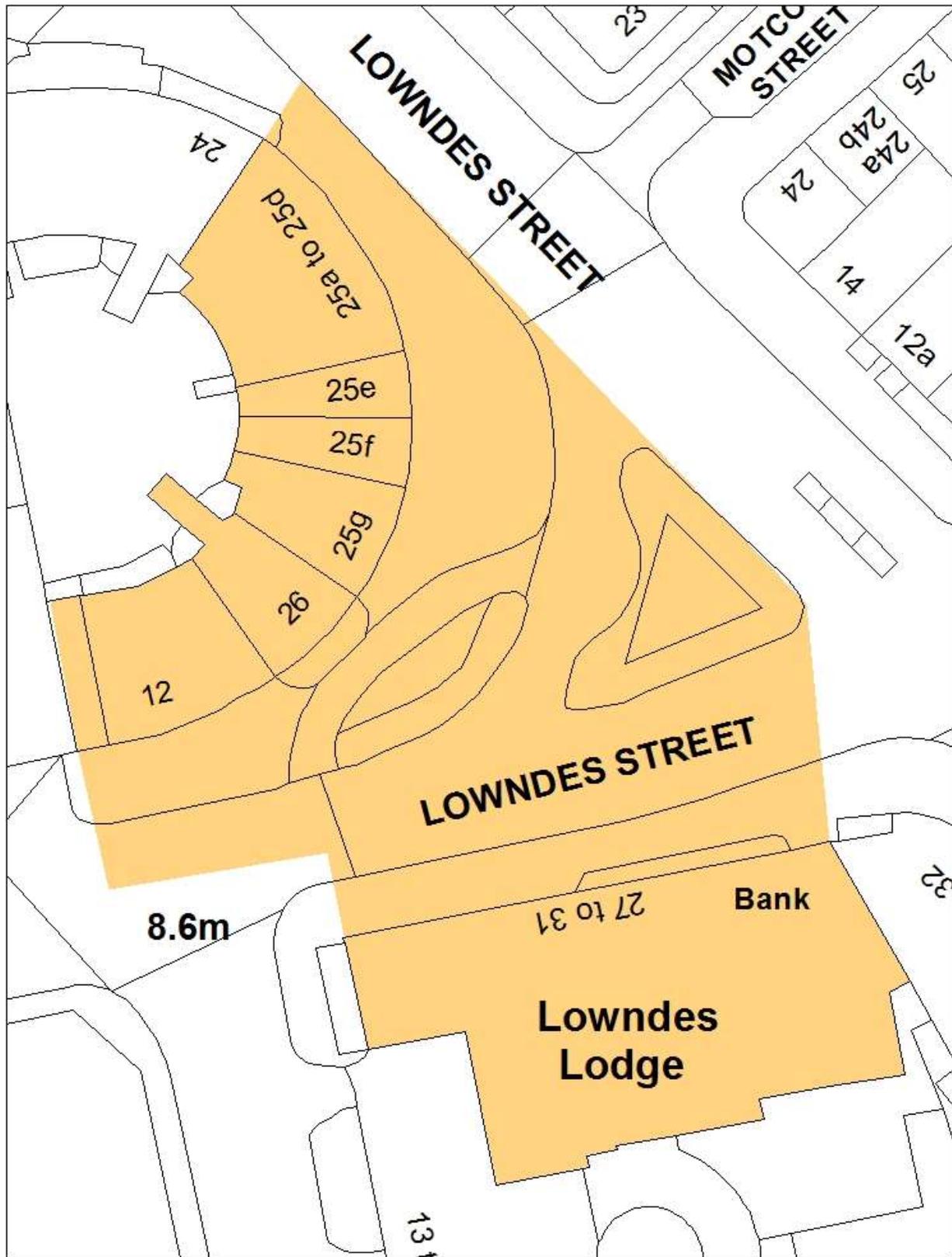

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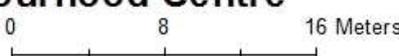

Fulham Road - Old Church Street Neighbourhood Centre

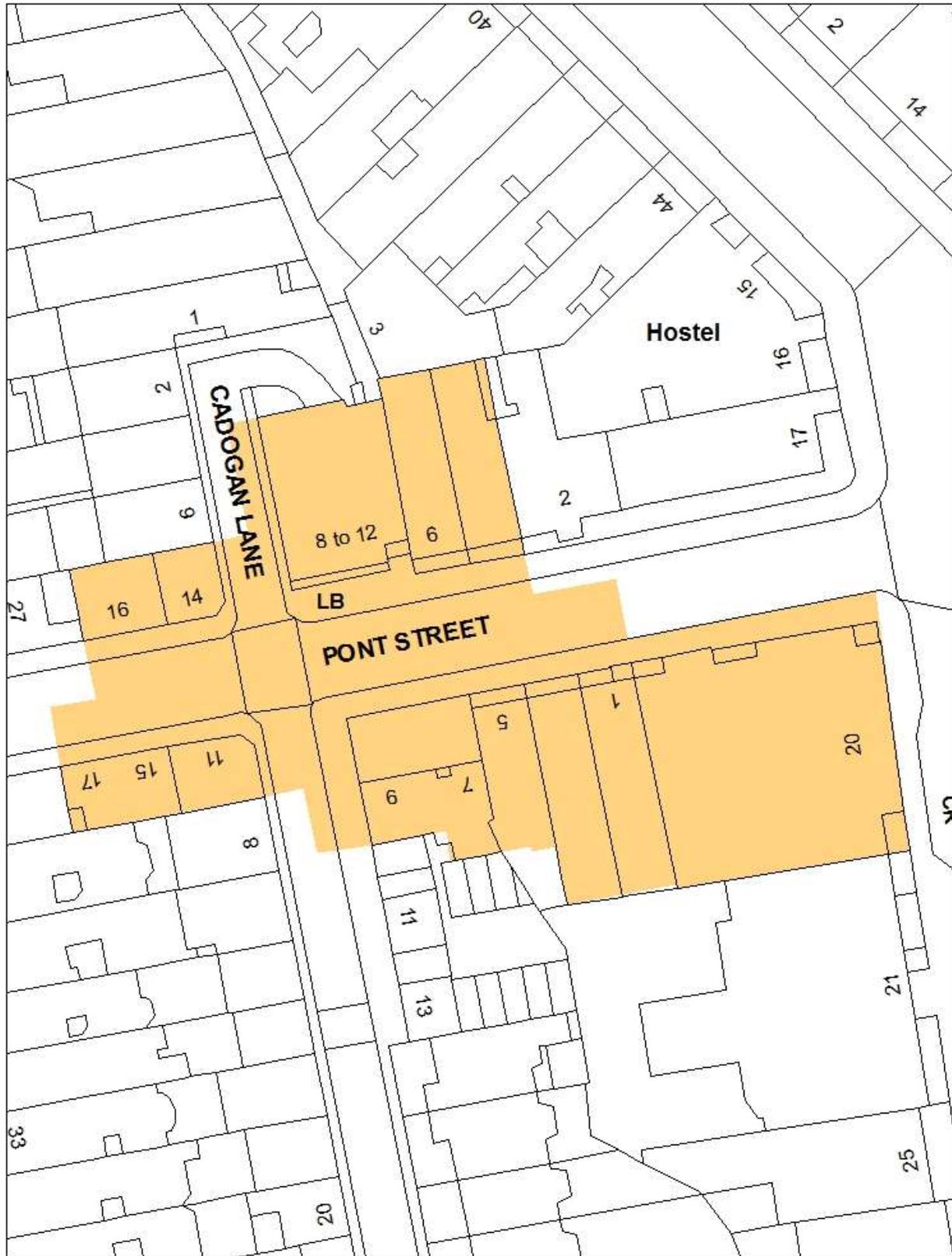

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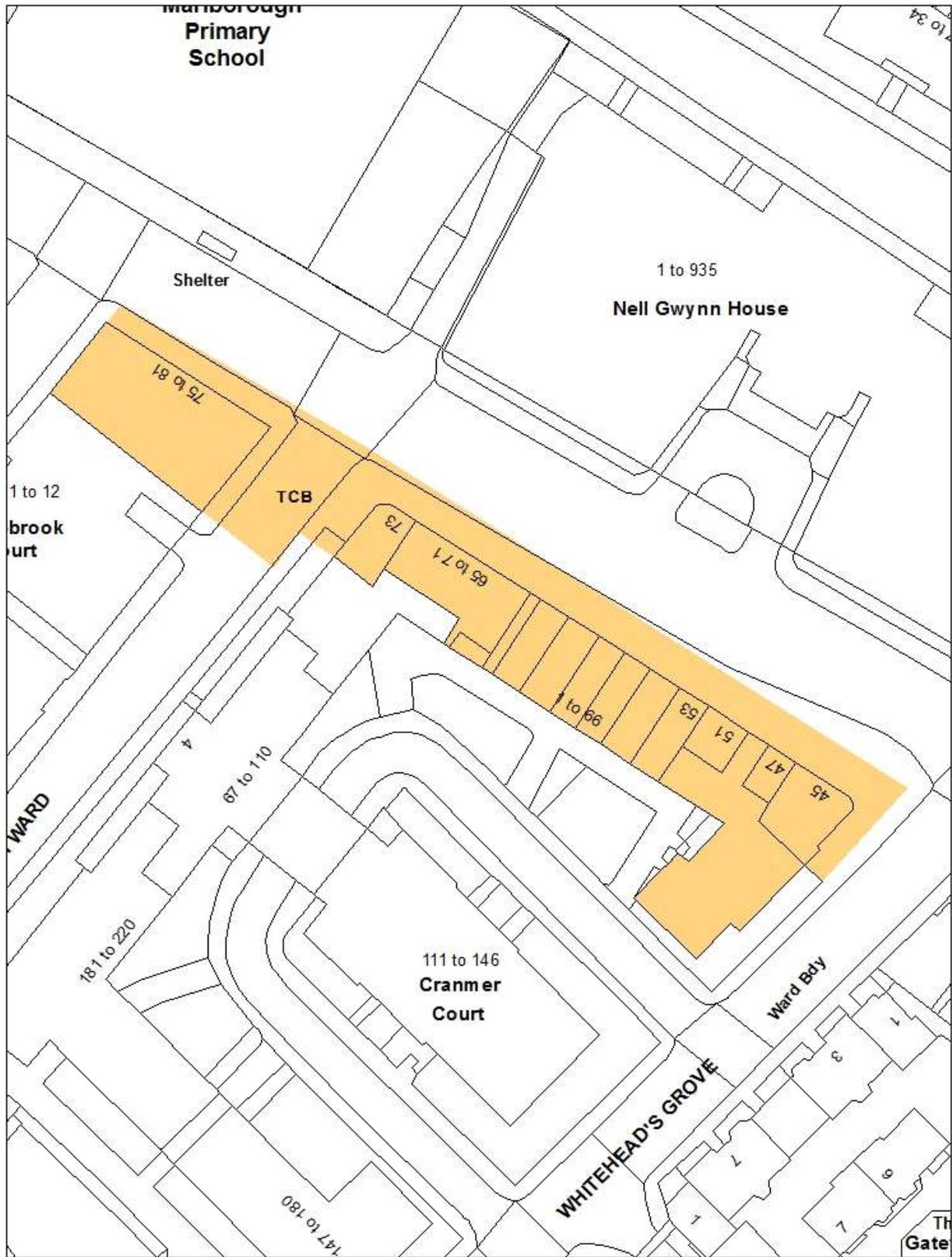

Lowndes Street Neighbourhood Centre


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Pont Street Neighbourhood Centre


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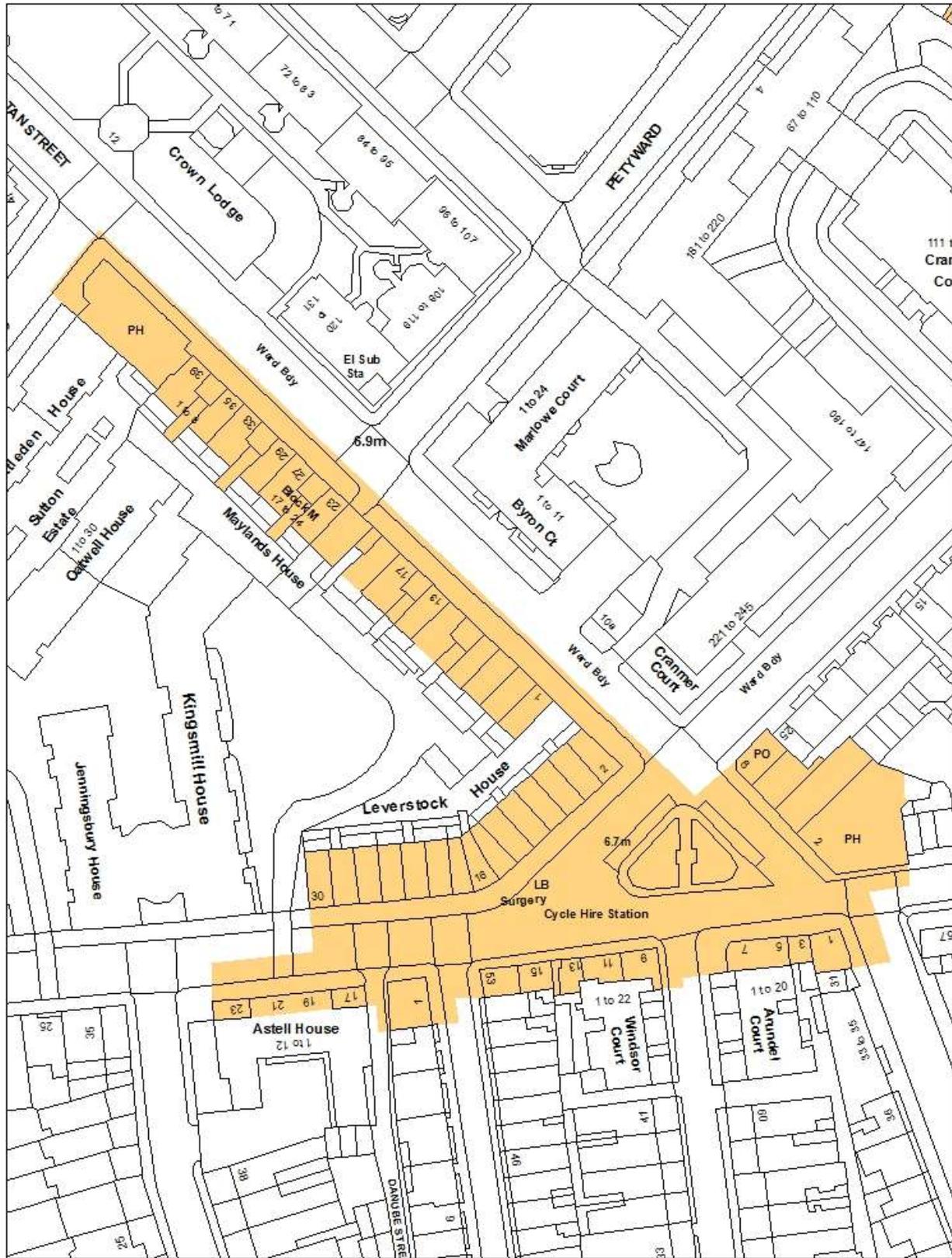


Sloane Avenue Neighbourhood Centre

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ASSOCIATION OF NEIGHBOURHOOD CENTRES

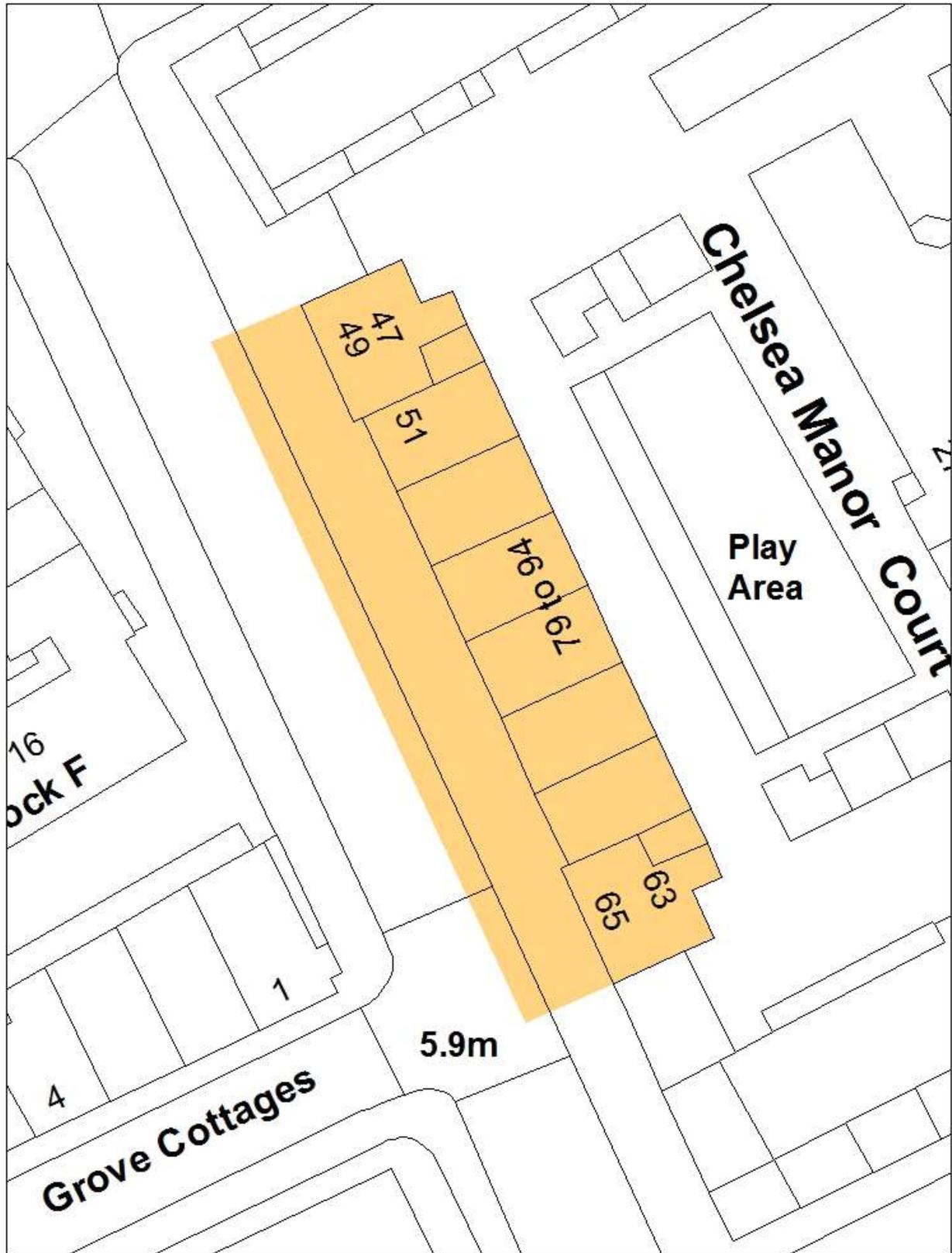


Elystan Street Neighbourhood Centre

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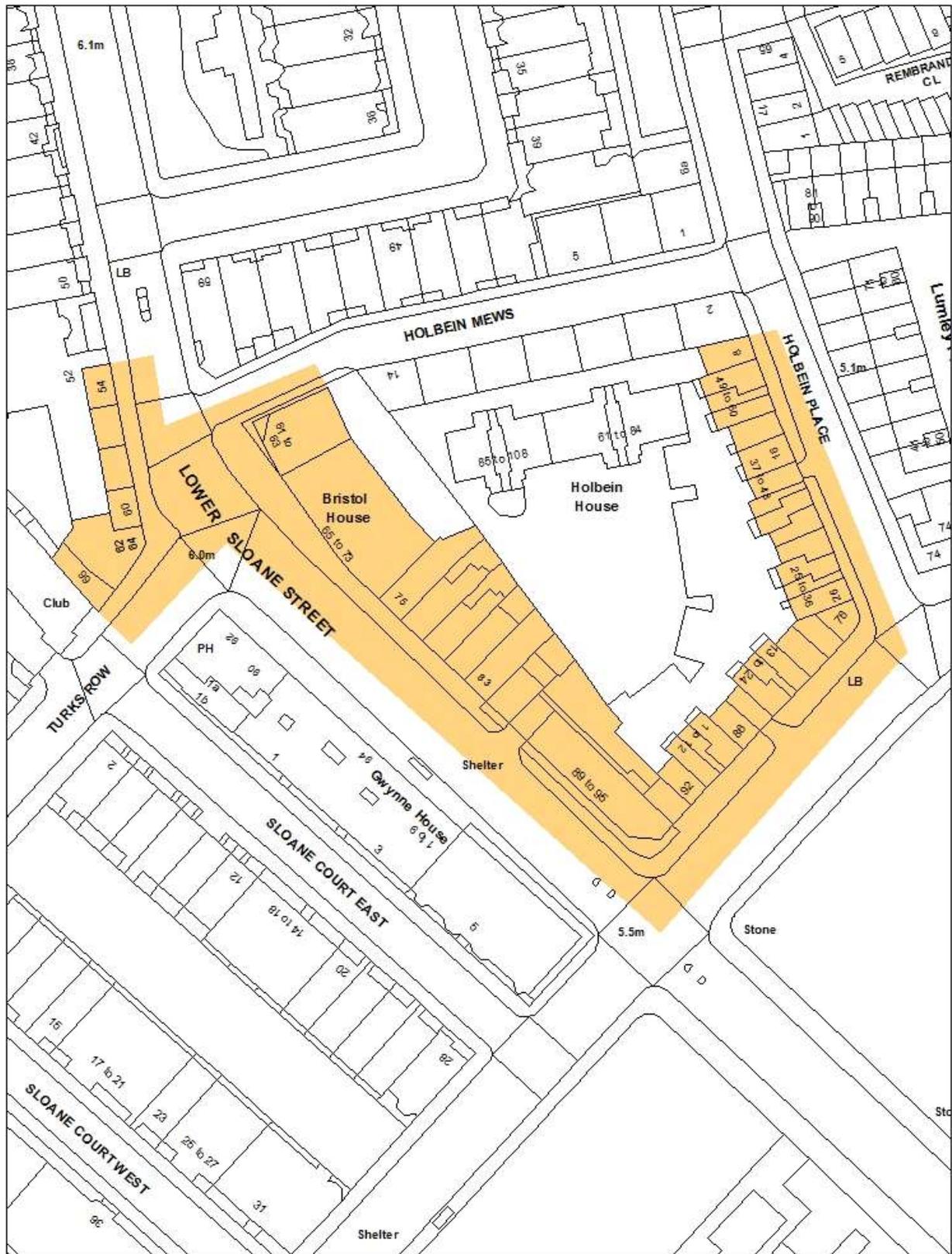
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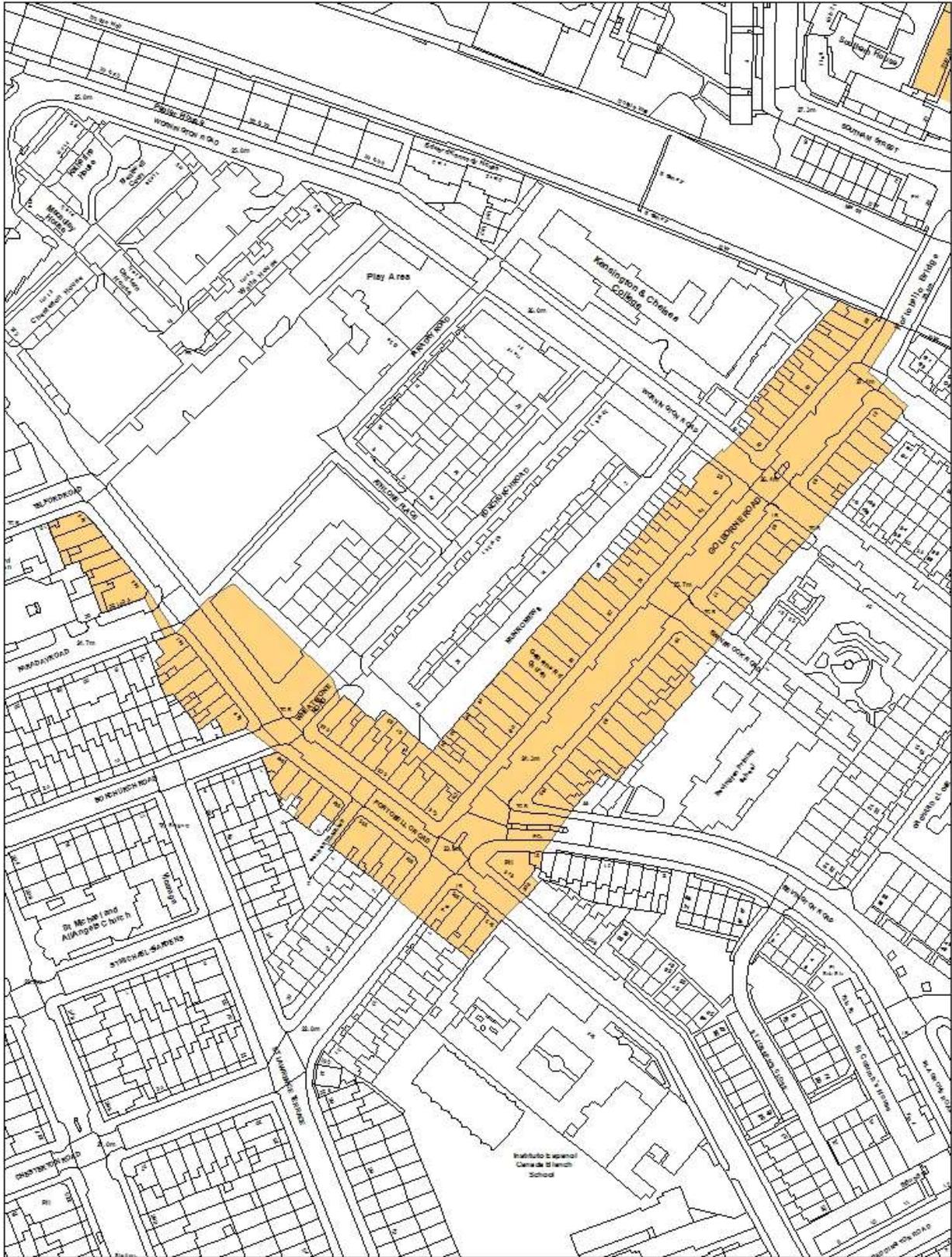

Chelsea Manor Street Neighbourhood Centre


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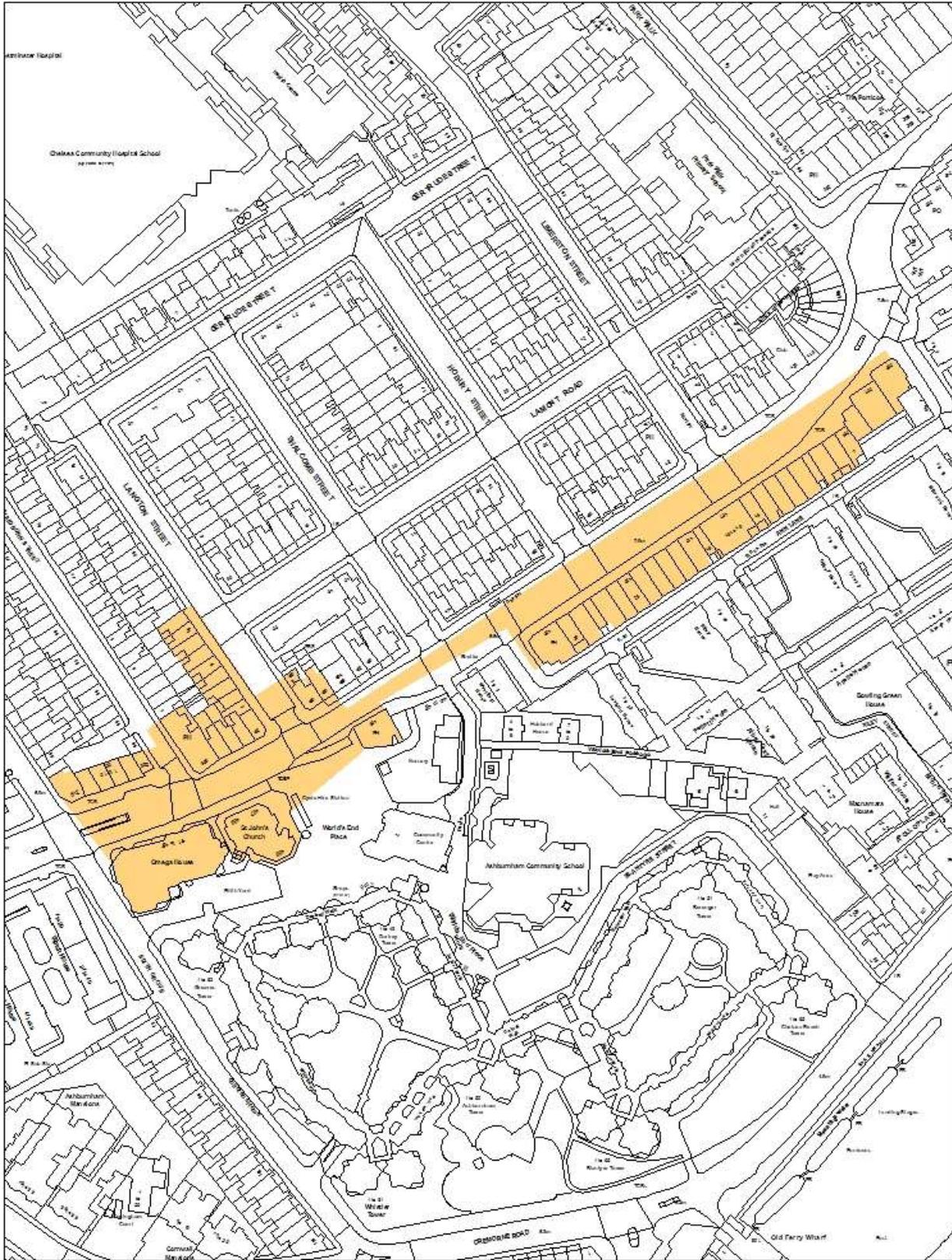

Lower Sloane Street Neighbourhood Centre


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Golborne Special Neighbourhood Centre


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Worlds End Neighbourhood Centre

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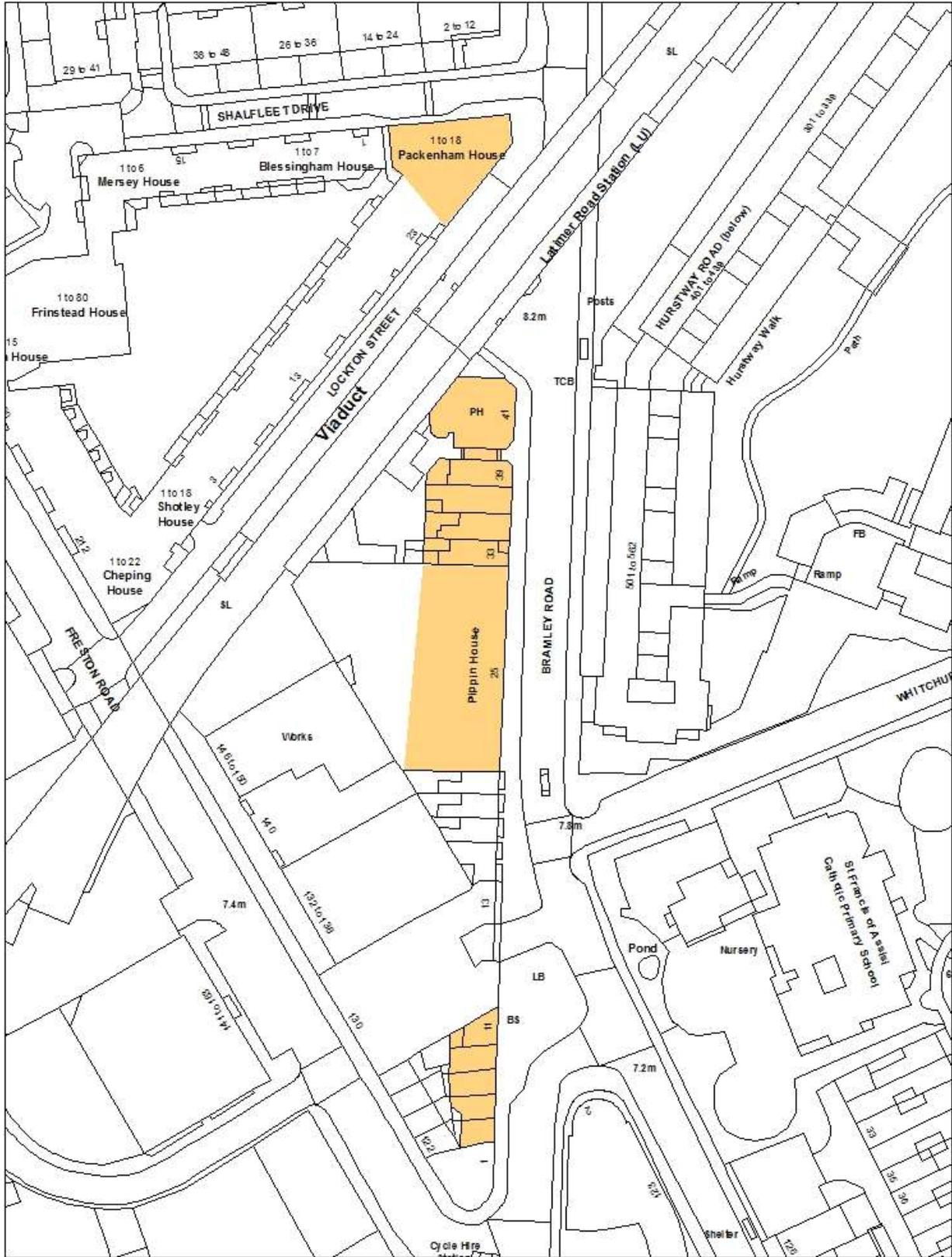


Talbot Road Neighbourhood Centre

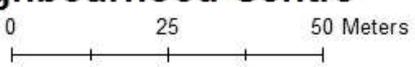
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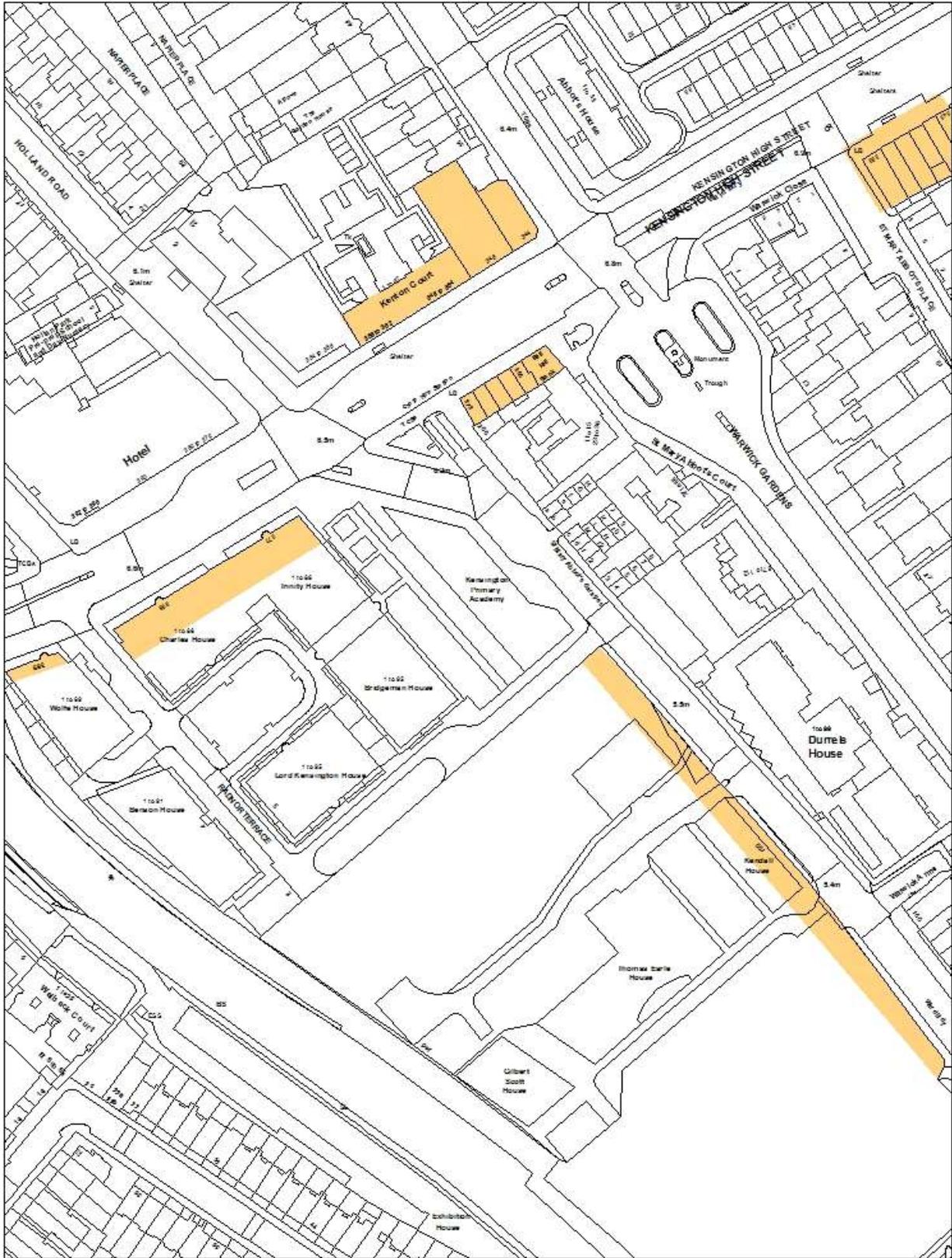
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Latimer Road Station Neighbourhood Centre


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Kensington High Street/ Warwick Road
Neighbourhood Centre
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 LONDON BOROUGH OF
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 AND CHELSEA

Chapter 31 Evidence Base

Keeping Life Local
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Chapter 32 Glossary

Access. This term refers to the methods by which people with a range of needs (such as disabled people, people with children, people whose first language is not English) find out about and use services and information. For disabled people, access in London means the freedom to participate in the economy, and in how London is planned, in the social and cultural life of the community.

Accessible/Accessibility. This refers to the extent to which employment, goods and services are made available to people, either through close proximity, or through providing the required physical links to enable people to be transported to locations where they are available. The latter can refer to the ease of access to the public transport network, often measured by a location's Public Transport Accessibility Level (see below).

Acolaid. Acolaid is the name of a software and document management system which the Council uses as its database of planning application information. It can be used to run reports to provide overall information and trends on planning applications, which are published through the Council's Monitoring Report on an annual basis.

Active frontage. The interaction between buildings and the public domain should be positive. Frontages should be 'active', adding interest, life and vitality to the public realm, as well as the sense of informal security. Dependent upon use and intensity, active frontages mean frequent doors and windows and few blank walls; main building entrances and foyers; ground floor shop fronts and transparent frontages that allow activities within the buildings to be visible from the street; and occasionally the opportunity for activities to spill out onto pavements through street cafés and shop displays. It often extends to the architecture, with narrow building frontages that give a vertical rhythm to the street scene; and articulated facades with bays, porches and other projections incorporated into the building line.

Adopted highway. Roads, pavements, footpaths etc. that are maintained by the Local Authority and over which the public have a right of way.

Affordable housing. Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the definitions for: affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership.

Affordable Housing for Rent. Affordable housing for rent meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

Affordable private rent housing. Affordable private rent housing is housing that is made available for rent at a level which is at least 20 per cent below local market rent. Eligibility is determined with regard to local incomes and local house prices. Provision should be made to ensure that affordable private rent housing remains available for rent at a discount for future eligible households or for alternative affordable housing provision to be made if the discount is withdrawn. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

Air Quality Management Area (AQMA). An area which a local authority had designated for action, based upon prediction and/or monitoring that Air Quality Objectives will be exceeded.

Amalgamation of residential units. This is where separate dwellings within an existing building in residential use or in new build residential scheme are amalgamated to form fewer dwellings or one home.

Ambient noise. This is ongoing sound in the environment such as from transport and industry, as distinct from individual events, such as a noisy all-night party. Unless stated otherwise, noise includes vibration.

Amenity. An amenity is an element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.

Apart-hotel. Self-contained hotel accommodation (C1 use class) that provides for short-term occupancy purchased at a nightly rate with no deposit against damages. They will usually include concierge and room service, and include formal procedures for checking in and out. Planning conditions may limit length of stay to occupiers.

AQMA. See Air Quality Management Area.

Archaeological Priority Area (APA). An Archaeological Priority Area (APA) is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries. APAs exist in every London borough and were initially created in the 1970s and 1980s either by the boroughs or local museums. In Kensington and Chelsea such areas were formerly known under two definitions: generally as Sites of Archaeological Importance, but with the riverside APA referred to as an Archaeological Priority Area (Thames). APAs have been categorised into one of Tiers 1-3 while all other areas within the borough will be regarded as being in Tier 4. Tier levels indicate when there is a need to understand the potential impact of the proposed development on the heritage asset's significance.

Area of Metropolitan Importance / Areas of Special Character. Are conservation areas of metropolitan importance first defined in the Greater London Development Plan and recognised in the UDP. The borough has five:

- Thames – now covered by London Plan Thames Policy Area, which includes Royal Hospital and Ranelagh Gardens
- South Kensington Museums – Albert Memorial – V&A/Natural History Museums;
- Kensington Gardens;
- Holland Park; and
- Grand Union Canal.

Areas for Regeneration. These areas are designated in the London Plan, one of which covers parts of North Kensington and the north of Hammersmith / Old Oak and Park Royal. They are the wards in greatest socio-economic need, defined on the basis of the 20 per cent most deprived wards in the London Index.

Arts and cultural uses. Include museums, art galleries, auction houses, exhibition spaces, theatre, cinemas and studios.

Benchmark Land Value. Benchmark Land Value is used in viability assessments. It is the value below which the current / existing use will be retained on-site and land will not be released for development.

Bioclimatic design. These designs aim to create buildings that take account of local climatic conditions to ensure minimum reliance on non-renewable energy sources.

Biodiversity. This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society.

Biomass. Biomass is the total dry organic matter or stored energy of plant matter. As a fuel it includes energy crops and sewage as well as forestry and agricultural residues.

Blue Ribbon Network. A spatial policy covering London's waterways and water spaces and land alongside them.

BREEAM. See Building Research Establishment's Environmental Assessment Methodology.

Brownfield land. Both land and premises are included in this term, which refers to a site that has previously been used or developed and is not currently fully in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use and cannot be regarded as requiring development.

Building Research Establishment's Environmental Assessment Methodology (BREEAM). Is the methodology for measuring the environmental performance of nearly every land use, including schools, healthcare or bespoke uses.

Business Centre. A business premises which contains a number of smaller light industrial, workshop or office units.

Business Development:

Very small office/business development. A B1(a)/ B Class development with a total floor area of less than 100 sqm (GEA).

Small office/business development. A B1(a)/ B Class development with a total floor area between 100 sqm and 300 sqm (GEA). This may be a development which will contain a single occupier or one which will contain a number of very small units.

Medium-sized office/business development. A B1(a)/ B Class development with a total floor area between 300 sqm and 1,000 sqm (GEA). This may be a development which will contain a single occupier or one which will contain a number of smaller units.

Large office/business development. A B1(a)/B Class development with a total floor area of more than 1,000 sqm (GEA). This may be a development which will contain a single occupier or one which will contain a number of smaller units.

Car Club. Car Club offers members 'pay as you go' driving. The car is booked either online or over the phone, and is picked up and returned to the same on- or off- street bay by the member. The car is booked for the period of time required by the member. Members can generally use vehicles for as little as 30 minutes to a week or more.

Carbon dioxide (CO₂). Carbon dioxide is a naturally occurring gas comprising 0.04 per cent of the atmosphere. The burning of fossil fuels releases carbon dioxide fixed by plants many millions of years ago, and this has increased its concentration in the atmosphere by some 12 per cent over the

past century. It contributes about 60 per cent of the potential global warming effect of man-made emissions of greenhouse gases.

Carbon neutrality. Contributing net zero carbon dioxide emissions to the atmosphere.

CCHP. See Combined Heat and Power.

Central Activities Zone (CAZ). The Central Activities Zone is a Mayoral designation set out within the London Plan. The boundary is set by individual boroughs. It is the area where planning policy promotes finance, specialist retail, tourist and cultural uses and activities.

Centres of ACE excellence. These are concentrations of arts, culture and entertainment (ACE) activities of national or international importance, to be maintained and enhanced by integrating planning action.

CHP. See Combined Heat and Power.

CIL. See Community Infrastructure Levy.

Combined Heat and Power (CHP). The combined production of electricity and usable heat is known as Combined Heat and Power (CHP). Steam or hot water, which would otherwise be rejected when electricity alone is produced, is used for space or process heating. The provision of Cooling can be added to create Combined Cooling, Heat and Power (CCHP).

Commercial waste. Waste arising from premises which are used for trade, business, sport, recreation or entertainment as defined in Schedule 1 of the Controlled Waste Regulations 2012, is defined as commercial waste.

Community heating. Community heating is the distribution of steam or hot water through a network of pipes to heat a large area of commercial, industrial or domestic buildings or for industrial processes. The steam or hot water is supplied from a central source such as a heat-only boiler or a combined heat and power plant.

Community Infrastructure Levy. The mandatory charge on development which Local Planning Authorities are empowered to make in order to fund local infrastructure requirements. A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Community Strategy. The Community Strategy sets out the strategic vision for the borough to 2018 and is linked into overarching regional strategies. It provides the vehicle for considering and deciding how to address cross-cutting issues such as the economic future of an area and social exclusion.

Comparison shops. Comparison shops are those shops which provide retail goods not obtained on a frequent basis e.g. clothes, televisions and furniture.

Composting. A biological process which takes place in the presence of oxygen in which organic wastes, such as garden and kitchen waste, are converted into a stable, granular material. This can be applied to land to improve soil structure and enrich the nutrient content of the soil.

Conservation. NPPF Annex 2 (Glossary) for definitions and Planning Acts.

Conservation Area. The statutory definition of a conservation area is 'an area of special architectural interest, the character or appearance of which it is desirable to preserve or enhance'.

Conservation Area Appraisal (CAA). A document which aims to describe the special historic and architectural character of an area, produced under Historic England guidance: Understanding Place: Conservation Area Designation, Appraisal and Management (2011). The documents also aim to raise public interest and awareness of the special character of their area, identify positive features which should be conserved, as well as negative features which indicate scope for future enhancements.

Construction and demolition waste. This is waste arising from the construction, repair, maintenance and demolition of buildings and structures, including roads. It consists mostly of brick, concrete, hardcore, subsoil and topsoil, but it can contain quantities of timber, metal, plastics and occasionally special (hazardous) waste materials.

Contaminated Land. For planning purposes, this term is intended to cover all cases where the actual or suspected presence of substances in, on or under the land may cause risks to people, property, human activities or the environment, regardless of whether or not the land meets the statutory definition under Part IIA of the Environmental Protection Act 1990 (as amended). Therefore it refers to any land that could potentially be affected by contamination issues with regard to a proposed development. This includes consideration of known contamination or where the proposed use could be particularly vulnerable to contamination.

Convenience shops. Shops which meet the day-to-day retail needs of those living in and visiting the borough. These include supermarkets, butchers, bakers, chemists, grocers, news-agents, confectioners, tobacconists and off-licences.

Core Strategy. This term is no longer used in the NPPF and is the name of the older iterations of the Local Plan.

Creek Sewer Flood Alleviation Scheme. A sewer infrastructure project proposed by Thames Water to address sewer flooding in the borough. It included four elements: a new storm relief sewer to increase the sewer capacity (currently under review); SuDS to reduce surface water run-off; anti-flooding (FLIP) devices to stop the sewers surcharging into lower properties; and, local sewer improvements to increase the capacity of local sewers. Ofwat approved the funds needed to undertake the Counters Creek Sewer Alleviation Scheme in December 2014.

Creative and cultural sector. Includes the following industries: designer fashion; print and publishing; music and the visual and performing arts; video, film and photography; software, computer games and electronic publishing; arts and antiques; architecture; advertising; radio and television; and museums and libraries.

Critical Drainage Areas. The Surface Water Management Plan identified critical drainage areas which show a complex interaction of surface and sewer water flooding.

Crossrail 1. The first line in the Crossrail project. Crossrail 1 is an east–west, cross-central London rail link between Paddington and Whitechapel serving Heathrow Airport, Canary Wharf and Stratford. It will serve major development and regeneration corridors, and improve access to large areas of central and suburban London. The services that will use the rail link from December 2018 will be known as the ‘Elizabeth Line’.

Crossrail 2. This is a proposed new railway serving London and the wider South East. It would connect the National Rail networks in Surrey and Hertfordshire, via new tunnels and stations between Wimbledon, Tottenham Hale and New Southgate, linking in with London Underground, London Overground, the Elizabeth Line (Crossrail 1), national and international rail services. The route was safeguarded in 1991 (and subsequently refreshed in 2008) and a station in King’s Road located between 250 King’s Road and 151 Sydney Street near Chelsea Old Town Hall is proposed.

Cultural Quarter. An area where a critical mass of cultural activities and related uses exist or are emerging.

De-conversion / Amalgamation of residential units. This is where separate dwellings within a residential dwelling (often built as a single dwelling house) are amalgamated to form fewer dwellings or one home.

Deliverable. To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans (NPPF, footnote 11).

Density matrix. This is included in the London Plan. It sets out density ranges, based on habitable rooms per hectare and units per hectare, for different types of location. The locations are central, urban and suburban. Public transport accessibility levels are also used within the matrix.

Design and Access Statements. A statement that accompanies a planning application to explain the design principles and concepts that have informed the development and how access issues have been dealt with. The access element of the statement should demonstrate how the principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development and how inclusion will be maintained and managed.

Developable. To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged (NPPF, footnote 12).

Development brief. This brief sets out the vision for a development. It is grounded firmly in the economic, social, environmental and planning context. Apart from its aspirational qualities, the brief must include site constraints and opportunities, infrastructure and transport access and planning policies. It should also set out the proposed uses, densities and other design requirements.

Discounted market sales. Discounted market sales housing is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

Disabled people. A disabled person is someone who has an impairment, experiences externally imposed barriers and self-identifies as a disabled person.

District Centres. Centres, which form part of the London Plan's hierarchy of centres, which traditionally provided convenience goods and services as well as some comparison shopping for local communities.

District heat and power network. District heat and power is the distribution of steam or hot water (for hot water and space heating) and energy through a network of pipes to heat and provide energy to a large area of commercial, industrial or domestic buildings or for industrial processes. The steam or hot water and energy is supplied from a central source, usually decentralised from the national grid or gas network, such as a heat-only boiler or a combined heat and power plant.

Diversity. The differences in the values, attitudes, cultural perspective, beliefs, ethnic background, sexuality, skills, knowledge and life experiences of each individual in any group of people constitute the diversity of that group. This term refers to differences between people and is used to highlight individual need.

Domestic Waste. Waste which arises from residential properties.

Ecological footprint. The ecological footprint of a city is an area, scattered throughout the world (and usually vastly greater than the physical boundary of the city itself) on which a city depends, in terms of its resource demands and disposal of waste and pollution. This is also known as an indicator of how much land and sea is needed to provide the energy, food and materials we use in our everyday lives, and how much land is required to absorb our waste.

Edwardian buildings/Period. Buildings constructed in the period 1901 to 1910, the reign of King Edward VII. It is sometimes extended to include the period to the end of World War I in 1918.

E-economy/e-commerce. A sector of business which comprises companies deriving at least some portion of their revenues from internet related products and services.

Elizabeth Line. The first line in the Crossrail project (see also Crossrail 2). Opening in December 2018 the Elizabeth Line is an east–west, cross-central London rail link between Paddington and Whitechapel serving Heathrow Airport, Canary Wharf and Stratford. It will serve major development and regeneration corridors, and improve access to large areas of central and suburban London. Crossrail 1 will be known solely as the Elizabeth Line on commencement of operations in 2018.

Embodied energy. The total life cycle energy used in the collection, manufacture, transportation, assembly, recycling and disposal of a given material or product.

Employment Zones. Designated areas where specific policies apply in order to protect employment uses, particularly light industrial and research and development uses, and encourage new activities.

Enabling development. Development used to cross subsidise/fund another type of development within a mixed use or mixed housing tenure scheme. Often this will involve using the revenue from the sale of market housing to fund new affordable housing or a social or community use.

Energy efficiency. This is about making the best or most efficient use of energy in order to achieve a given output of goods or services, and of comfort and convenience. This does not necessitate the use of less energy, in which respect it differs from the concept of energy conservation.

Energy recovery / Energy from Waste. To recover energy is to gain useful energy, in the form of heat and/or electric power, from waste. It can include combined heat and power, combustion of landfill gas and gas produced during anaerobic digestion.

Entertainment Management Zones. These zones are being established as geographically defined areas where a forum of agencies work together to tackle issues associated with the evening and night-time economy. An EMZ can be designated in areas where there is a concentration of entertainment activities or in locations where growth of entertainment uses is planned.

Environmental Impact Assessment. In these assessments, information about the environmental effects of a project is collected, assessed and taken into account in reaching a decision on whether the project should go ahead or not (DETR Nov 2000). See also Environmental Statement.

Environmental Statement. This statement will set out a developer's assessment of a project's likely environmental effects, submitted with the application for consent for the purposes of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Equality. This is the vision or aim of creating a society free from discrimination where equality of opportunity is available to individuals and groups, enabling them to live their lives free from discrimination and oppression.

Equal opportunities. The development of practices that promote the possibility of fair and equal chances for all to develop their full potential in all aspects of life and the removal of barriers of discrimination and oppression experienced by certain groups.

Exception Test. A method that demonstrates and helps ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

Existing Use Value plus. The 'Existing Use Value plus' (EUV+) approach to determining the benchmark land value is based on the current use value of a site plus an appropriate site premium. The principle of this approach is that a landowner should receive at least the value of the land in its 'pre-permission' use, which would normally be lost when bringing forward land for development. A premium is usually added to provide the landowner with an additional incentive to release the site, having regard to site circumstances. Further guidance on the approach including the premium is set out in paragraphs 015 and 016 of the PPG on Viability and the Mayor's Affordable Housing and Viability SPG, August 2017.

Extra Care Housing. 'Extra Care Housing' is an alternative to residential care, helping older people to live as independently as possible and offering self-contained accommodation in a choice of tenures with access to a wide range of 24 hour care on site. Schemes may also provide communal areas, hairdressing and laundry services, hobby rooms and a shop.

FLIP Valves. Flooding Local Improvement Projects which consist of a small self-contained pumping unit designed to pump sewage and rainwater from the private drains of a property to the main sewer in the road. It is able to do this even when the sewer is full. The device also contains a non-return valve, to prevent backflow from the sewer. Corresponds with Suitable Pump Device required by policy CL7n.

Flood Risk Asset. features with a flood risk management role and which can influence the effects of flooding events.

Flood Zone. A geographic area within which the flood risk is in a particular range, as referred to in the Planning Practice Guidance.

Fuel cell. A cell that acts like a constantly recharging battery, electrochemically combining hydrogen and oxygen to generate power. For hydrogen fuel cells, water and heat are the only by-products and there is no direct air pollution or noise emissions. They are suitable for a range of applications, including vehicles and buildings.

Gated development. A development often surrounded by a barrier, to which entry is restricted to residents and their guests.

Geodiversity. The variety of rocks, fossils, minerals, landforms, soils and natural processes, such as weathering, erosion and sedimentation, that underlie and determine the character of our natural landscape and environment.

Georgian buildings/period. Buildings constructed between 1714 and 1837.

Green chains. These are areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes.

Green corridors. This refers to relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.

Green industries. The business sector that produces goods or services, which compared to other, generally more commonly used goods and services, are less harmful to the environment.

Green Infrastructure. The multifunctional, interdependent network of open and green spaces and green features (e.g. green roofs). It includes the Blue Ribbon Network but excludes the hard-surfaced public realm. This network lies within the urban environment and the urban fringe, connecting to the surrounding countryside. It provides multiple benefits for people and wildlife including: flood management; urban cooling; improving physical and mental health; green transport links (walking and cycling routes); ecological connectivity; and food growing. Green and open spaces of all sizes can be part of green infrastructure provided they contribute to the functioning of the network as a whole.

Greening. The improvement of the appearance, function and wildlife value of the urban environment through soft landscaping.

Gypsy and Travellers' pitch. Area on a site developed for family units / households to live on. Can be varying sizes and have varying caravan numbers and house one or more households.

Gypsy and Travellers' sites. These are sites either for settled occupation, temporary stopping places, or transit sites for Gypsies and Travellers as defined in Annex 1 of the Planning Policy for Traveller Sites.

Habitable room. For planning purposes a habitable room is usually defined as any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition. In some circumstances, a large kitchen or kitchen dining room may be counted as a habitable room (paragraph 1.3.19 Mayor's Housing SPG, 2016). For the purposes of density calculations solely only kitchens of above 13sqm count as habitable rooms.

Habitable rooms per Hectare. This is a measurement of residential density. See habitable room and housing density definitions.

Hazardous Substances Consent (HSC). This is required for the presence of certain quantities of hazardous substances. The Local authority will consult Control of Major Accident Hazards (COMAH) authorities on development proposals where the presence of hazardous sites is relevant. In most cases COMAH is the Health and Safety Executive and the Environment Agency acting jointly.

Heritage Asset. A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Higher order town centre. An International, Major, District or Special District Town Centre. The nature of a higher order town centre will vary with its position within the retail hierarchy. Each higher order town centre will however have a significant comparison shopping element.

Homes and Communities Agency (HCA). A statutory public body whose role is to fund and regulate Registered Providers in England. From April 2012, the HCA's London functions have been devolved to the Greater London Authority (GLA).

Home Zones. Residential streets designed and managed to allow people to share former carriageways and pavements. Vehicles should only be able to travel a little faster than walking pace (less than 10mph). This means that the street can be modified to include children's play areas, larger gardens or planting such as street trees, cycle parking and facilities such as seats at which residents can meet. Home Zones should therefore make residential areas safer for pedestrians and cyclists, and improve the quality of the street environment.

Household waste. Waste from a private dwelling or residential house or other such specified premises in Schedule 1 of the Controlled Waste Regulations 2012, and includes waste taken to household waste recycling centres. Together with trade waste this is known as Local Authority Collected Waste (LACW).

House in Multiple Occupation (HMO): RBKC Planning Definition. Permanent residential accommodation occupied by more than one household and characterised by the shared use of facilities, normally of a W.C or bathroom or both.

Housing density. The number of dwellings per 'Net Residential Area', measured in habitable rooms per hectare (hrha).

Housing Revenue Account. An account of expenditure and income that every local authority housing department must keep. The account is kept separate or ring-fenced from other Council activities.

Housing Stock Options Review. This is a review, carried out by the Council, of its housing stock to ascertain the options available to ensure an adequate supply of affordable housing to meet future needs. Options may include refurbishment, updating or demolition and rebuilding.

HR/HA. see habitable rooms per hectare.

Incidental open space. Maybe used as space to screen a development. It is incidental and therefore may serve a purpose in terms of landscaping rather than being of a sufficient size to be used for amenity purposes.

Incineration. The burning of waste at high temperatures in the presence of sufficient air to achieve complete combustion, either to reduce its volume (in the case of municipal solid waste) or its toxicity (such as for organic solvents and polychlorinated biphenyls). Municipal solid waste incinerators recover power and/or heat. The main emissions are carbon dioxide (CO₂), water and ash residues.

Inclusive. An environment in which everyone can use equally, regardless of disability or age, where there are no barriers that may create unnecessary separation or special treatment. It is the environment, rather than the condition of the individual, that is seen as the 'disabling' element, following the social rather than the medical model of disability.

Intermediate Housing. Intermediate housing is discount market sales, affordable private rent housing and other housing that meets the following criteria: housing that is provided for sale and rent at a cost above rents set by Government policy, but below market levels. Eligibility is determined with regard to local incomes and local house prices. It should also include provisions to remain at an affordable price for future eligible households or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement. These can include other affordable routes to home ownership

such as shared Ownership, equity loans, other low cost homes for sale and intermediate rent (including Rent to Buy housing).

International Centres. Centres, which form part of the London Plan's hierarchy of centres, which are major concentrations of a wide range of globally attractive, specialist or comparison shopping.

Landfill. The disposal of waste into or on to land.

Large-scale office/business. See Business Development.

Legibility. The ease in which people can understand the layout and qualities of a place, thus enabling them to form a clear image of an area. Roads, junctions, public spaces and local landmarks all contribute to this sense of recognising and understanding an area.

Linear views. Views of specific landmarks currently enjoyed through narrow gaps between buildings or landscape, identified within the London Plan or the Council's Conservation Area Proposals Statements or other adopted documents.

Listed Building. Is a building or structure which is considered to be of 'special architectural or historic interest'. The definition of 'listed building' is fairly wide and the term 'building' may include a wide range of structures including bridges, milestones, post boxes and monuments within cemeteries.

Live-work space. The flexible use of buildings and spaces to allow both functions within them.

Local Authority Collected Waste. This is waste collected by the Council. See also Municipal waste and Municipal Solid Waste.

Local Centres. See also Neighbourhood Centres.

Local Flood Risk Management Strategy. As a Lead Local Flood Authority, the Council has the duty, under Section 9 of the Flood and Water Management Act 2010, to put in place a Local Flood Risk Management Strategy to manage all sources of flood risks. The Strategy is an important tool to help understand and manage flood risk within the borough. It seeks to increase awareness of the flood risk in the borough, and to encourage better co-operation and communication between organisations involved in flood risk management and the public.

Local Implementation Plans (LIPs). Statutory transport plans produced by each London borough.

Local Plans. The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004.

London Bus Initiative (LBI). A package of measures to improve bus services, including bus priority and service improvements, which seeks to improve total journey quality. It is delivered by a partnership of agencies.

London Bus Priority Network (LBPN). A bus network covering the main bus routes in London, in which bus priority and other traffic management measures are introduced to improve reliability and reduce overall journey times.

London Cycle Network (LCN). A cycle network of designated cycle routes aimed at improving cycle access to key destinations and increasing cycle safety.

London Development Database (LDD). This monitoring system, operated by the GLA, provides information about development across all London boroughs. It includes both current and historic data going back to 1987.

London Enterprise Panel (LEP). The local enterprise partnership for the London. Chaired by the Mayor of London. The LEP is the body through which the Mayor works with London borough's businesses and Transport for London to take a strategic view of the regeneration, employment and skills agenda for London.

London Plan. This strategy is prepared by the Mayor of London and is also known as the Spatial Development Strategy for London.

London Town Centre Network. A network of town centres set out within the Mayor's London Plan.

Low Emission Zones (LEZ). A low emission zone is a defined area from which polluting vehicles that do not comply with set emissions standards are barred from entering.

Major Centres. Centres, which form part of the London Plan's hierarchy of centres, which are important shopping and service centres, often with a borough-wide catchment.

Major development. Major development is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015. Generally major developments are:

- Residential development where 10 or more homes are to be provided, or the site area is 0.5 hectares or more;
- Non-residential development, where the floorspace is 1,000 sq m or more, or the site area is 1 hectare or more.

Mayor's Housing Strategy. The Mayor's statutory strategy, which sets out the Mayor's objectives and policies for housing in London.

Medium office/ Business. See Business Development.

Metropolitan Open Land. Strategic open land within the urban area that contributes to the structure of London.

Microclimate. It is a local atmospheric zone where the climate differs from the surrounding area. The term can refer to small areas which may be felt over a wider area depending on the scale of development. In the borough, the term is related to the local effects on climate of the surrounding townscape, particularly the effect of high or large buildings.

Mixed-use development. Development containing a variety of activities on single sites or across wider areas.

Multiple retailer. A shop which is part of a chain of at least nine.

Municipal solid waste (MSW). This is the same as Municipal waste but does not include liquids.

Municipal waste (MW). This includes all waste under the control of local authorities or agents acting on their behalf. It includes all household waste, street litter, fly tipped material, waste delivered to Council recycling points, municipal parks and gardens wastes, Council office waste, Civic Amenity waste, and some commercial waste from shops and smaller trading estates where local authorities have waste collection agreements in place. It can also include industrial waste

collected by a waste collection authority with authorisation of the waste disposal authority. This is also referred to as Local Authority Collected Waste (LACW).

National Planning Policy Framework (NPPF). This sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a planning framework within which local people and the Council can produce their own distinctive local and neighbourhood plans, to reflect the needs and priorities of their local communities.

National Strategy for Neighbourhood Renewal. An action plan setting out a range of governmental initiatives aiming to narrow the gap between deprived areas and the rest of the country.

Nature conservation. Protection, management and promotion for the benefit of wild species and habitats, as well as the human communities that use and enjoy them. This also covers the creation and re-creation of wildlife habitats and the techniques that protect genetic diversity and can be used to include geological conservation.

Neighbourhood Area. A Neighbourhood Area is the geographical area that a Neighbourhood Plan covers. Prospective Neighbourhood Forums must apply to the Council for a Neighbourhood Area to be designated.

Neighbourhood Centre. Centres which play a particular role in meeting the day-to-day needs of those living and working in the borough.

Neighbourhood Forum. Established under the Localism Act 2011 neighbourhood forums are community groups that are designated to take forward neighbourhood planning in areas without parishes, as in the case of the borough. A Neighbourhood Forum is an organisation that is established to promote the social, economic and environmental well-being of an area and has membership which is open to people who live, work and those who are elected to represent the area concerned. Prospective Neighbourhood Forums must apply to the Council to be designated.

Neighbourhood Plan - A Neighbourhood Plan sets out policies in relation to development and use of land in a particular Neighbourhood Area. Neighbourhood Plans are not developed by the Council but they do have to be in general conformity with Council's Core Strategy and the London Plan. They are intended to be tools for positive planning, not a way of preventing development and in particular they cannot introduce controls that are additional to existing planning law and regulations. Following consultation and examination a Neighbourhood Plan would be approved if it received more than 50% of the votes cast in a referendum.

New and emerging technologies. Technologies that are either still at a developmental stage or have only recently started operating at a commercial scale. They may be new applications of existing technologies. In relation to waste, they include such technologies as anaerobic digestion, Mechanical Biological Treatment (BMT), pyrolysis and gasification.

Nitric oxide (NO). A colourless toxic gas arising from the combination of atmospheric nitrogen with oxygen in high temperature combustion.

Nitrogen dioxide (NO₂). A stable brown gas largely produced by the oxidation of NO. NO₂ is more toxic than NO.

Nitrogen oxides (NO_x). A generic term for mononitrogen oxides (usually NO and NO₂).

Non Road Mobile Machinery (NRMM). A term which is used in relation to Air Quality. Any mobile machine, item of transportable industrial equipment, or vehicle – with or without bodywork that is: not intending for carrying passengers or goods on the road; and installed with a combustion engine – either an internal spark ignition petrol engine, or a compression ignition diesel engine. Example of non-road mobile machinery include, but are not limited to: garden equipment; generators; bulldozers; pumps; construction machines; industrial trucks; fork lifts and telehandlers; and mobile cranes.

Open space. All land in London that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers the broad range of types of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted.

Opportunity Areas. A Mayoral designation set out within the London Plan. These are the areas which are London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility. The Mayor of London may publish Opportunity Area Planning Frameworks (OAPFs). These frameworks provide a sustainable development programme for Opportunity Areas. The frameworks may be prepared by the GLA Group, boroughs, developers or partners while planning frameworks will have a non-statutory status, it will be up to boroughs to decide how to reflect the proposals in planning frameworks within their development plans and SPDs.

Parking for essential needs. Essential parking includes: servicing vehicles essential for a site to function in its designated role, including both goods and non- goods vehicles depending on the land use; and car parking facilities for those who cannot realistically use alternative (public) forms of transport, generally those with special mobility needs.

Particulates (or fine particles). Are microscopic particles of varying composition. PM10 is particulate matter less than 10 micrometers in diameter. PM2.5 is particulate matter less than 2.5micrometers in diameter.

Permeability. The degree to which one can connect to, or pass through an area.

Permit-free. A restriction that removes the eligibility of residents within permit-free developments to have on-street residents' parking permits.

Photovoltaics. The direct conversion of solar radiation into electricity by the interaction of light with electrons in a semiconductor device or cell.

PLA: Port of London Authority. The Port of London Authority is a self-financing statutory authority. Their responsibilities include ensuring navigational safety along the Tidal Thames, promoting use of the River and safeguarding the environment.

Planning Contributions: This could refer to either a Planning Obligation / Section 106 Agreement (s106) or Community Infrastructure Levy (CIL).

Planning Obligation. A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. (See also Section 106 Agreements).

Pop-up. Temporary or informal use of vacant shops or spaces normally to sell goods or services.

Precautionary Principle. This principle states that where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.

Predominantly commercial mews. A predominantly commercial mews is a mews where at least 50 per cent of the units on the ground floor are in a commercial use.

Primary retail frontages. Primary retail frontages are those frontages which are likely to experience the greatest pedestrian flows and the highest concentrations of shop use.

Proximity Principle. This advises dealing with waste as near as practicable to its place of production.

PTAL. See Public Transport Accessibility Level.

Public realm. This is the space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.

Public Transport Accessibility Level (PTAL). Provides a methodology for assessing the relative ease of access of a location to the public transport network. PTAL 1 is 'very poor' with PTAL 6 being 'excellent'.

Rainwater harvesting. Collecting water from roofs via traditional guttering and through down pipes to a storage tank. It can then be used for a variety of uses such as watering gardens.

Recyclate contamination. This is recyclable waste that has been mixed with other non-recyclable waste which prevents it from being recycled.

Recycling. Involves the reprocessing of waste, either into the same product or a different one. Many non-hazardous wastes such as paper, glass, cardboard, plastics and metals can be recycled. Recycling can include composting if it meets quality protocols. Hazardous wastes such as solvents can also be recycled by specialist companies, or by in-house equipment.

Regeneration Areas. See Areas for Regeneration.

Register of Historic Parks and Gardens. A national register of parks and gardens in England, compiled by English Heritage, that are held to be of special historic interest, and which local authorities are expected to make provision for their safeguarding when preparing planning policies or considering planning proposals.

Registered Provider (RP). The formal collective name given to Housing Associations and similar organisations.

Renewable energy. Energy derived from a source that is continually replenished, such as wind, wave, solar, hydroelectric and energy from plant material, but not fossil fuels or nuclear energy. Although not strictly renewable, geothermal energy is generally included.

Residential density. See Housing density

Residential hostel. Accommodation intended primarily for medium to long term permanent residential occupancy catering for a wide range of socioeconomic groups, sometimes providing an element of care, and should not be confused with tourist hostels which are primarily for visitors.

Residual Land Value. Residual land value is determined through deducting development costs from development value to ascertain the remaining value that is available to pay for land. A

development is typically deemed to be viable if the residual land value is equal to or higher than the benchmark land value (defined above), as this is the level at which it is considered that the landowner has received a 'competitive return' and will release the land for development.

Residual waste. Waste remaining after materials for re-use, recycling and composting have been removed.

Retail. For the Local Plan the Council considers a retail use to equate to a shop use (Class A1 of the Use Classes Order (as revised 2016)).

Retrofitting. The addition of new technology or features to existing buildings in order to make them more efficient and to reduce their environmental impacts.

Road hierarchy. A categorisation of the road network into different categories determined by the functions they perform.

Safeguarded wharves. These are sites that have been safeguarded for cargo handling uses such as intra-port or trans-shipment movements and freight-related purposes. Cremorne wharf is the only safeguarded wharf which lies in the borough.

Secondary retail frontages. The secondary retail frontages are those frontages which contain a higher proportion of non-retail town centre uses, and those frontages which tend to be characterised by lower pedestrian flows.

Section 106 Agreements (also often denoted s106). These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990. These may be used to help mitigate the specific impact of a development where it would generate additional needs e.g. on community infrastructure. Planning Obligations are calculated on a case by case basis.

Self-sufficiency. In relation to waste, this means dealing with wastes within the administrative region where they are produced.

Sequential approach. The sequential approach to new town centre uses is set out within the NPPF. It applies to all town centre-related activities and it states that, if possible, facilities should be accommodated in the centre, failing that on the edge of the centre.

Sequential Test. In relation to flooding, the sequential test is a decision-making tool designed to ensure that sites at little or no risk of flooding are developed in preference to areas at higher risk. Within each Flood Zone, new development should be directed first to sites at the lowest probability of flooding.

SFRA. See Strategic Flood Risk Assessment.

SHLAA. See Strategic Housing Land Availability Assessment.

SHMA. See Strategic Housing Market Assessment.

Shopfronts. Shopfronts refer to ground floor entrances of class A uses and other commercial and non-commercial uses typically found within town centres and shopping parades.

Site of Special Scientific Interest (SSSI). A classification notified under the Wildlife and Countryside Act (1981 as amended). All the London sites of biodiversity interest are included within sites of Metropolitan Importance for Nature Conservation.

Sites of Metropolitan Importance for Nature Conservation. Those sites which contain the best examples of London's habitats, sites which contain particularly rare species, rare assemblages of species or important populations of species, or sites which are of particular significance within otherwise heavily built-up areas of London. They are of the highest priority for protection.

Small office/ business. See Business Development.

Social and community uses. For the purpose of the Local Plan, Social and Community uses are defined as including: care homes/care facilities and elderly people's homes; community/meeting halls; doctors, dentists, hospitals and other health facilities; hostels; laundrettes; libraries; Metropolitan Police and other emergency service facilities; petrol filling stations; places of worship; bespoke premises for the voluntary sector; schools and other educational establishments sports facilities; and youth facilities.

Social exclusion. A term for what can happen when people or areas suffer from a combination of linked problems, such as unemployment, poor skills, low incomes, poor housing, high crime environments, bad health and family breakdown.

Social inclusion. The position from where someone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers for people or for areas that experience a combination of linked problems such as unemployment, poor skills, low incomes, poor housing, high crime environments, bad health and family breakdown.

Social rented housing. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the Government's rent policy. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. The revised NPPF includes social rented housing i.e. rent set in accordance with the Government's rent policy as affordable housing for rent. (see definition above).

Special District Centres. A Council designation which highlights the unique role that some of the borough's District Centres have within the borough.

Special Neighbourhood Centre. Has a wider function than a neighbourhood centre, because it serves tourists and visitors as well as local people. However, it is relatively small in size. Golborne Road is the only one in the borough, and its designation reflects the importance of its street market.

Starter Homes. Starter homes is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute at the time of plan-preparation or decision-making. Income restrictions should be used to limit a household's eligibility to purchase a starter home to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London).

Strategic Cultural Areas. These are areas with internationally important cultural institutions, which are also major tourist attractions, and include Greenwich Riverside, Wembley, the South Kensington museum complex, the Barbican, the South Bank and the West End/Soho/Covent Garden.

Strategic Flood Risk Assessment. A study to assess the risk to an area or site from flooding, now and in the future, and to assess the impact that any changes or development on the site or area will have on flood risk to the site and elsewhere. It may also identify, particularly at more local levels, how to manage those changes to ensure that flood risk is not increased.

Strategic Housing Land Availability Assessment (SHLAA). A key component of the housing evidence base to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period. (NPPF, paragraph 159) The NPPF requires local planning authorities to significantly boost the supply of housing, using the evidence to ensure the full needs for market and affordable housing in the market area is met.

Strategic Housing Market Assessment (SHMA). A key component of the housing evidence base to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period (NPPF, paragraph 159).

Strategic Industrial Locations (SILs). These comprise Preferred Industrial Locations and Industrial Business Parks and exist to ensure that London provides sufficient quality sites, in appropriate locations, to meet the needs of the general business, industrial, warehousing, waste management and some utilities and transport sectors.

Strategic Road Network. These are roads where the local authority is the highway authority but for which Transport for London have powers to take a greater strategic overview of works and to step in where there is a wider interest to protect.

Streets for People. This refers to areas where a comprehensive package of measures are aimed at improving the street environment to enhance the sense of community, increase priority for public transport, walking and cycling, and improve social inclusion and safety.

Suitable pump device. See FLIP Valves.

Supplementary Planning Document (SPD). An SPD does not form a part of the statutory development plan. It can take the form of design guides or area development briefs, or supplement other specific policies in the plan. However it must be consistent with national and regional planning guidance, as well as the policies set out in the adopted Local Plan. It should be clearly cross-referenced to the relevant plan policy or proposal that it supplements. Public consultation should be undertaken and SPDs should be regularly reviewed. An SPD is capable of being a material planning consideration. SPDs should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.

Supported housing. This is housing specially designed, managed or adapted to meet the needs of people for whom standard housing is unsuitable or inappropriate.

Surface Water Management Plan. A study which outlines the predicted risk and preferred surface water management strategy for the borough. The report also defines Critical Drainage Areas which show a complex interaction of surface and sewer water flooding.

Sustainable development. This covers development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage Systems (SuDS). An alternative approach from the traditional ways of managing runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems. SuDS could include the storage of rainwater for later use, the use of infiltration techniques, such as porous surfaces, green and blue roofs, the attenuation of rainwater in ponds or open water features for gradual release and the attenuation of rainwater by storing in tanks or sealed water features for gradual release.

Sustainable Residential Quality. The design-led approach and urban design principles by which dwellings can be built at higher density, while maintaining urban quality and fostering sustainable development.

Tenure blind. Ensuring that different tenures of housing (social rented, private market and so forth) cannot be distinguished because they have different external appearance.

Tests of soundness. Local Plans are subject to an independent examination by a planning inspector appointed by the Secretary of State. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. To be 'sound' a Local Plan should be positively prepared, justified, effective and consistent with national policy. 'Positively prepared' means that the plan should be prepared based on a strategy which seeks to meet objectively assess development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development. 'Justified' means that the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence. 'Effective' means the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities. 'Consistent with national policy' means the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

Thames Policy Area. A special policy area to be defined by boroughs in which detailed appraisals of the riverside will be required.

Thames Tideway Tunnel. A Nationally Significant Infrastructure Project which will capture the flows of storm sewage from sewer overflow points along the River Thames. The tunnel will run approximately 25 kilometres through the heart of London, and up to 75 meters beneath the River Thames, broadly following the path of the river.

Town Centres. The borough contains four levels of town centres. Three of these, the borough's higher order centres, form part of the 'London town centre network' designated in the London Plan. These are International Centres, Major Centres, and District Centres. The Council has also adopted a 'Special District Centres' definition to reflect the unique function of a couple of town centres. The fourth level of centre includes both a local centre and special neighbourhood centre.

Town centre uses. The main town centre uses are retail; banks, building societies and other professional services, leisure and entertainment (including restaurants, pubs, take-aways and cinemas); offices; arts, culture and tourism (theatres, museums, galleries, concert halls, hotels and conference facilities); and social and community uses. Housing can also be a possible town centre use when on upper floors.

Traffic calming. These are self-enforcing measures that are designed to encourage drivers to make their speeds appropriate to local conditions. Traffic calming schemes can improve the environment and reduce accidents.

Traffic restraint. The discouragement of traffic, especially the car, by traffic management, fiscal measures and the co-ordinated application of transport and planning policy.

Transport Assessment. This is prepared and submitted alongside planning applications for developments likely to have significant transport implications. For major proposals, assessments should illustrate the following: accessibility to the site by all modes; the likely modal split of journeys to and from the site; and proposed measures to improve access by public transport, walking and cycling.

Transport Development Areas (TDA). These are well-designed, higher density, mixed-use areas, situated around good public transport access points, in urban areas. Within a TDA, boroughs grant permission for higher density development, compared with existing development plan policy.

Transport for London (TfL). One of the GLA group organisations, accountable to the Mayor, with responsibility for delivering an integrated and sustainable transport strategy for London.

Transport for London Road Network (TLRN). This is described in the Greater London Authority Act 1999 as the Greater London Authority Road Network. The Mayor has decided to call this the Transport for London Road Network and for which Transport for London are responsible. It comprises 550km of London's red routes and other important streets.

Tree Preservation Order (TPO). An Order made by the Council to protect a tree or group of trees. An application must be made to the Council to fell or undertake work to a tree which is subject to a TPO.

Very small office. See Business Development.

Victorian buildings/period. Buildings constructed during the reign of Queen Victoria, between 1830 and 1901.

Waste Apportionment. An allocated proportion of London's total waste (expressed in tonnes) to each London borough which (either by individual Waste Planning Authority or as a collective grouping of Waste Planning Authorities) must be addressed in their Local Plans.

Waste Hierarchy. An order of waste management methods, enshrined in European and UK legislation based on their predicted sustainability. The hierarchy is summarised as "prevention, preparing for re-use, recycling/composting, other recovery, disposal".

Waste Planning Authority. The local authority responsible for waste development planning and control. They are unitary authorities, including London boroughs, National Park Authorities, and county councils in two-tier areas.

Waste Transfer Station. This is a site to which waste is delivered for separation or bulking up before being moved on elsewhere for recycling, treatment or disposal.

Waymark. A symbol or signpost marking the route of a footpath.

Western Riverside Waste Authority (WRWA). Western Riverside is a waste disposal authority region covering the London boroughs of Hammersmith and Fulham (including part of the OPDC area), Lambeth, Wandsworth and Kensington and Chelsea.

Wheelchair accessible housing. This refers to homes built to meet the standards set out in the second edition of the Wheelchair Housing Design Guide by Stephen Thorpe, Habinteg Housing Association 2006.

Windfall sites. These are sites that come forward for development that couldn't be identified previously as they were then in active use.

Worklessness. This is a less familiar term than unemployment to describe those without work. It is used to describe all those who are out of work but who would like a job. Definitions of worklessness include: unemployed claimants; those who are actively out of work and looking for a job; and those who are economically inactive.

World Heritage Site. Is a site, such as a monument or building, that is on the list maintained by the International World Heritage Programme, administered by the UNESCO World Heritage Committee. The program catalogues, names, and conserves sites of outstanding cultural or natural importance to the common heritage of humanity. Under certain conditions, listed sites can obtain funds from the World Heritage Fund.



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA