

45 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.

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. Includes social rented and intermediate housing (see definitions below), provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision’.

The affordable housing definitions are from PPS3 (2006): Annex B. These definitions replace guidance given in *Planning Policy Guidance Note 3: Housing (PPG3)* and *DETR Circular 6/98 Planning and Affordable Housing*. Eligible Households can earn up to £60,000 per annum (as at 2009). The definitions do not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, ‘low cost market’ housing, may not be considered, for planning purposes, as affordable housing.

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

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 (ODPM Circular 03/2005). 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.

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** (qv), which includes Royal Hospital and Ranelagh Gardens
 - **South Kensington Museums** – Albert Memorial – V&A/Natural History Museums;
 - **Kensington Gardens;**
 - **Holland Park;**
 - **Grand Union Canal.**

Areas for Regeneration. These areas are designated in the London Plan (2008), one of which covers parts of North Kensington and the north of Hammersmith. 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, exhibition spaces, theatre, cinemas and studios.

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. BREEAM for new residential development (in the form of EcoHomes) has been replaced by the Code for Sustainable Homes. However, EcoHomes are still used for works to existing residential buildings, as BREEAM for refurbishment is currently being developed. The following credits are available for EcoHomes: Energy (24 credits), Transport (8), Pollution (11), Materials (31), Water (6), Land use and Ecology (9), Health and Wellbeing (8) and Management (10) and must achieve the following score after the weighing calculations: Pass 35%, Good 48%, Very Good 58% and Excellent 70%. However, in RBKC at least 40% of the credits from energy, water and materials must be achieved, as this is reasonable given the situation with existing buildings.

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

Business Improvement Districts (BIDs). This concept was originally developed in the USA for increasing investment within defined areas of a city such as town centres. This is achieved through changes to local taxation, based on a supplementary rate levied on businesses within that defined area.

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.

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.

CCHP. See Combined Heat and Power.

Central Activities Zone (CAZ). The Central Activities Zone is the area where planning policy promotes finance, specialist retail, tourist and cultural uses and activities.

Central London Partnership. This partnership brings together some of the key private and public sector organisations operating in, or responsible for, central London. Members include local authorities and public sector service providers with a range of responsibilities. It works together to identify common priorities and resolve them through partner organisations.

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.

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Chelsea-Hackney Line (also known as Crossrail 2). This line is to link Hackney and south-west London. The precise route, the character and the role of the link have not yet been finalised.

CHP. See Combined Heat and Power.

CIL. See Community Infrastructure Levy.

Code for Sustainable Homes. Is the Government's national standard for measuring the environmental performance of new residential development. Credits are awarded for energy, water, drainage, materials, waste, pollution, health & well being, management and site ecology. The following is required to meet the Code for Sustainable Homes Levels:

	<u>4</u>	<u>5</u>	<u>6</u>
<u>Energy (improvement on 2006)</u>	<u>44%</u>	<u>100%</u>	<u>Zero</u>
<u>Water (litres/person/day)</u>	<u>105</u>	<u>80</u>	<u>80</u>
<u>Other credits needed*</u>	<u>54</u>	<u>60</u>	<u>65</u>

Table 45.1

*In the case of pollution, the Council requires that the 1 credit available for 'GWP for insulants' and the 3 credits available for 'No_x emissions' are obtained.

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 wholly or mainly for trade, business, sport, recreation or entertainment as defined in Schedule 4 of the Controlled Waste Regulations 1992, 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 discretionary charge on development which Local Planning Authorities will be empowered to make in order to fund local infrastructure requirements.

Community Strategies. These are practical tools for promoting or improving the economic, social and environmental wellbeing of the area of jurisdiction of a local authority. Such strategies are prepared allowing for local communities (based upon geography and/or interest) to articulate their aspirations, needs and priorities.

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

Conservation. See Annex 1 of Planning Policy Statement 15 (draft) 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 Proposals Statement

(CAPS). A document prepared under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, defining the character of the area, giving guidance in respect of any proposed developments, and including proposals for enhancement.

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.

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

Core Strategy. This is one of a suite of documents that comprise the Local Development Framework (LDF). The LDF provides the planning policy framework for a local authority area.

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.

Crossrail 1. The first line in the Crossrail project (see also Chelsea-Hackney Line). 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.

Cultural Quarters. Areas where a critical mass of cultural activities and related uses are emerging, usually in historic or interesting environments, are to be designated as Cultural Quarters. They can contribute to urban regeneration.

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.

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 type 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.

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.

Development plan documents (DPDs). Statutory planning documents, that together form the Local Development Framework.

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

District Centres. Have traditionally provided convenience goods and services 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.

Edwardian Buildings/Period. Buildings constructed between 1901 and 1914.

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.

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.

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. Are 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. 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. Provides a method of managing flood risk while still allowing necessary development to occur.

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.

Eyesore. A building that because of its scale, height or massing greatly disfigures the wider townscape, creating a very unpleasant sight.

Flood Zone. A geographic area within which the flood risk is in a particular range, as defined within the PPS25.

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 1830.

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.

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

Gypsy and Travellers' sites. These are sites either for settled occupation, temporary stopping places, or transit sites for people of nomadic habit of life, such as travellers and gypsies.

Habitable Room. Habitable rooms are all rooms except hallways, bathrooms, toilets, laundry rooms and storage cupboards. 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.

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. A statutory public body whose role is to fund and regulate Registered Social Landlords in England.

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 10 mph). 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. All waste collected by Waste Collection Authorities under Section 45(1) of the Environmental Protection Act 1990, plus all waste arising from Civic Amenity sites and waste collected by third parties for which collection or disposal credits are paid under Section 52 of the Environmental Protection Act 1990. Household waste includes waste from collection rounds of domestic properties (including separate rounds for the collection of recyclables), street cleansing and litter collection, beach cleansing, bulky household waste collections, hazardous household waste collections, household clinical waste collections, garden waste collections, Civic Amenity wastes,

drop-off and bring systems, clearance of fly-tipped wastes, weekend skip services and any other household waste collected by the waste authorities. Household waste accounts for approximately four-fifths of London's municipal waste.

House in multiple occupation (HMO). Under the changes in the Housing Act 2004, if a landlord lets a property which is one of the following types it is a House in Multiple Occupation:

- an entire house or flat which is let to **three or more** tenants who form **two or more** households and who share a kitchen, bathroom or toilet;
- a house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to **three or more** tenants who form **two or more** households and who share kitchen, bathroom or toilet facilities;
- a converted house which contains one or more flats which are not wholly self contained (ie the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by **three or more** tenants who form **two or more** households;
- a building which is converted entirely into self-contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are let on short-term tenancies; or
- in order to be an HMO the property must be used as the tenants' only or main residence and it should be used solely or mainly to house tenants. Properties let to students and migrant workers will be treated as their only or main residence and the same will apply to properties which are used as domestic refuges.

Housing Density. The number of dwellings per 'Net Residential Area', measured in Habitable Rooms per hectare.

Housing Capacity Study. A study to ensure sufficient housing land is identified in order to meet housing targets. This London-wide study was previously carried out in 2004. Housing capacity studies have now been superseded by Strategic Housing Land Availability Assessments, required by the government. The 2009 London study was co-ordinated by the GLA, and involved all London Boroughs.

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.

Industrial waste. Waste from any factory and any premises occupied by industry (excluding mines and quarries) as defined in Schedule 3 of the Controlled Waste Regulations 1992.

Intermediate Housing. Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above (see the definition of affordable housing). These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.

International Centres. Are major concentrations of a wide range of globally attractive, specialist or comparison shopping.

Large scale office. A B1(a) use with a floor area of more than 1000 sq m (10,750 sq ft).

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.

Lifetime Homes. Ordinary homes designed to provide accessible and convenient homes for a large segment of the population from young children to frail older people and those with temporary or permanent physical or sensory impairments. Lifetime Homes have 16 design features that ensure that the home will be flexible enough to meet the existing and changing needs of most households, as set out in the Joseph Rowntree Foundation report 'Meeting Part M and Designing Lifetime Homes'. British Standards Institution published in 2007 a Draft for Development (DD 266:2007) 'Design of accessible housing - Lifetime home - Code of practice' which introduces the concept of 'accessible housing' which builds upon and extends the Lifetime Homes 16 point specification to flats and town houses and to other accommodation without ground-level living space and updates the technical criteria.

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 and follies.

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

Local Centres. See also Neighbourhood Centres

Local Development Framework (LDF). A statutory plan produced by each local planning authority that comprises a portfolio of development plan documents (DPDs) including a core strategy. This portfolio may include site allocations, development management policies and area action plans. The Local Development Framework will replace the borough's Unitary Development Plan.

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

Local Strategic Partnerships (LSPs).

Cross-sectoral, cross-agency umbrella partnerships, which are focused and committed to improving the quality of life and governance in a particular locality. They seek to enable services to be aligned in a way that effectively meets the needs and aspirations of those who use them.

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 Agency (LDA). One of the GLA group organisations, acting on behalf of the Mayor, whose aim is to further the economic development and regeneration of London.

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 from DMS.

London Development Monitoring System (LDMS). This provided information about development progress across all London boroughs, which was transferred into the LDD. This system has been superseded by the LDD.

London Plan. See the Spatial Development Strategy.

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. Characteristic of inner London are also important shopping and service centres, often with a borough-wide catchment.

Major development. Is defined in accordance with The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 as the provision of 10 or more new dwelling units (or a site area greater than 0.5 hectares) or for all other uses where the floor space is a 1,000m² 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. A B1(a) use with a floor area of between 300 sq m and 1000 sq m (3,250 sq ft to 10,750 sq m).

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

Mixed-use development. Development for a variety of activities on single sites or across wider areas such as town centres.

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

Municipal solid waste (MSW). This includes all waste under the control of local authorities or agents acting on their behalf. It includes all household waste, street litter, 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.

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

Neighbourhood Shopping Policy. Is the policy used by the Borough Valuer when managing the Council's retail properties. The Policy sets out those issues which the Council will use when deciding on what lessee to select. This includes financial matters, tenant mix of the area and type of use.

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 mono-nitrogen oxides (usually NO and NO₂).

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. 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.

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. PM_{2.5} is particulate matter less than 2.5 micrometers 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.

Planning frameworks. 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 nonstatutory status, it will be up to boroughs to decide how to reflect the proposals in planning frameworks within their development plans.

Planning Policy Statements (PPSs). Planning Policy Guidance Notes (PPGs) and their replacements, Planning Policy Statements (PPSs), are prepared by the government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use. Local authorities must take their contents into account in preparing their development plan documents. The guidance may also be relevant to decisions on individual planning applications and appeals.

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.

PPSs. See Planning Policy Statements.

Predominantly Commercial Mews. A predominantly commercial mews is a mews where at least 50% 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). Provide 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.

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. 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 Social Landlord. Is 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. Is accommodation intended primarily for medium to long term permanent residential occupancy catering for a wide range of socio-economic groups, sometimes providing an element of care, and should not be confused with tourist hostels which are primarily for visitors.

Retail. For the sake of this document the Council considers a retail use to equate to a shop use (Class A1 of the Use Classes Order (as revised 2005).

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 intraport or transshipment movements and freight-related purposes. Cremorne wharf is protected.

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 end 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. Standard charges are calculations and measurements of the level of contribution likely to be sought by a local planning authority towards infrastructure necessitated by new development. The Government has encouraged the use of formulae and standard charges, and pooling of contributions, where appropriate.

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

Sequential approach. The sequential approach 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. Are 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. A B1(a) use with a floor area of between 100 sq m and 300 sq m (1,075 sq ft and 3,250 sq ft).

Social and community uses. Include care homes/care facilities; community/meeting halls; doctors, dentists, hospitals and other health facilities; elderly peoples' homes; hostels; laundrettes libraries; petrol filling stations; places of worship; 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. Is rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

Spatial Development Strategy. This strategy is prepared by the Mayor. The Mayor has chosen to call the Spatial Development Strategy the London Plan.

Spatial Masterplan. This plan establishes a three-dimensional framework of buildings and public spaces. It is a visual 'model' which can show the following: the relationship between buildings and spaces; the connections between streets, squares and open spaces; the movement patterns; the height, massing and bulk of buildings; the distribution of uses; the location of street furniture and landscaping; and how well the new urban neighbourhood is integrated with the surrounding urban context.

Special District Centres. These have both a significant local function and also an international draw.

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.

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.

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 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 Housing Land Availability Assessment (SHLAA). This is a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national planning policy, set out in Planning Policy Statement 3: Housing (PPS3).

Strategic Housing Market Assessment (SHMA). Established by Government Guidance: Planning Policy Statement 3: Housing (November 2006) and detailed Strategic Housing Market Assessment Practice Guidance, August 2007. The aims of a Strategic Housing Market Assessment are to provide clear evidence as to what is going on in the housing market and what the future prospects for the market may be.

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.

Supplementary Planning Document (SPD). An SPD does not form a part of the statutory 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 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 a material planning consideration.

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

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 urban drainage systems. 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.

Sustainable Communities. Places where people want to live and work, now and in the future; that meet the diverse needs of existing and future residents, are sensitive to their environment and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

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. Core Strategies are subject to an independent examination. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. Planning Policy Statement:12 (2008) states that to be "sound" a core strategy should be justified, effective and consistent with national policy. "Justified" means that the document must be founded on a robust and credible evidence base and the most appropriate strategy when considered against the reasonable alternatives. "Effective" means that the document must be deliverable, flexible and able to be monitored.

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

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; 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.

'Usefully Affordable' Point. This is a term created by Fordham Research, in relation to intermediate housing, and defined in the Strategic Housing Market Assessment 2009. It is the mid-point between the cost of social rented housing and the cost of entry-level market housing. It represents a cost that it is feasible to produce intermediate housing that will be affordable to a reasonable proportion of households unable to access the market, therefore providing a genuine step on the housing ladder.

Very small office. A B1(a) use with a floor area of less than 100 sq m (1,075 sq ft)

Victorian Buildings/Period. Buildings constructed between 1830 and 1901.

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

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

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.

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