GLOSSARY AND ABBREVIATIONS

This section contains a selection of planning terms, together with explanatory paragraphs used in this Plan. Acronyms and abbreviations are listed at the end of this chapter.

Access
Way or means of entry into a building, site, or area of activity, e.g. housing or labour market. The term is also used in relation to improvements for the benefit of people with disabilities. Policy 4.3 and Supplementary Guidance ‘Accessible Ealing’ deal with accessibility issues.

Affordable Housing
Housing accessible to people whose incomes are insufficient to enable them to afford adequate housing locally on the housing market. It is comprised of two elements. Firstly social-rented or shared ownership housing provided by housing associations or local authorities and low cost homes for sale. Secondly, it includes ‘intermediate housing’ which is sub market housing substantially above Housing Corporation target rents, but substantially below open market levels. This category includes low-cost home ownership schemes and key worker housing. See Policy 5.2. It also includes purpose built student residential accommodation.

Aggregates
Building materials quarried or excavated from the ground - mainly sand and gravel in London. See Chapter 2 Environmental Resources and Waste and Policy 2.3.

Amenity
The pleasant qualities of the environment. Amenities are those facilities which can make an environment more agreeable. Policies in Chapter 3 Green Space and Natural Environment; Chapter 4 Urban Design; Chapter 5 Housing cover this, but all the chapters have some relevant policies. In a domestic context, basic amenities include a fixed bath or shower in bathroom, wash hand basin, sink, hot and cold water supply at these points, and an inside WC if practicable, or a readily accessible outside WC.

Ancient Habitat
Surviving and non-recreatable parts of the historic landscape. See Policy 3.8.

Ancient Monument
A structure of national importance scheduled by the Secretary of State for the Environment under Section 1 of the Ancient Monuments and Archaeological Areas Act 1979 (as amended by the National Heritage Act 1983). See Policy 4.9.

Ancillary Development
Subsidiary development of a building or piece of land, e.g. storage and office floorspace ancillary to a factory.

Archaeological Interest Areas
Those areas of historic importance to the Borough, which contain archaeological remains which the Council wishes to protect. See Policy 4.9.

Article 4 Direction
See General Permitted Development Order and Policy 4.8.

B1 Use
Business Use Class of the Town and County Planning (Use Classes) Order 1987, including many office, light industrial, research and development uses, which can be carried out in a residential area. See Chapter 6 Business.
Backland Sites
For the purposes of the plan, backland sites are considered to be sites that are almost totally surrounded by housing or other development. See Policy 5.5.

Biodiversity
Means literally the ‘variety of life’ - the innumerable species of animals and plants on earth, and the wide range of urban and rural habitats where they live. The concept was recognised internationally at the Rio Earth Summit in 1992. See Chapter 3 and Policy 3.8.

Catchment Management Principles
The integrated management of water, land and environmental resources within a geographical river system catchment (e.g. in Ealing - River Thames, Brent and Crane Valley), so as to avoid conflicting investment, development or other decisions. In the case of water resources, this will include all forms of drainage, runoff, direct and indirect flooding and groundwater.

City Car Club
A pay-as-you-drive car club, offering members access to a vehicle without ownership.

Combined Heat and Power (CHP)
The generation of electricity which utilises the surplus heat from generation and distributes it to homes or other buildings in the local area. See Policy 2.9.

Commercial Frontages
See Shopping Frontages.

Community Facilities
Community facilities include leisure, cultural, educational, religious, health and social services facilities. See Chapter 8.

Community Open Space
Community Open Space is protected from development so that it is available as open space for the community, but not with full public access. See Policy 3.4.

Community Strategy
A document published by London Borough of Ealing specifying Council’s direction and ways in dealing with various community issues, ranging from community safety to transport, community learning to customer services.

Conservation Area
An area declared by a local planning authority in accordance with the Town and Country Planning Act 1990 (as amended), as being of special architectural, historical or landscape interest, the character or appearance of which it is desirable to preserve or enhance. See Policy 4.8.

Controlled Waters
These include all watercourses, canals and water contained in underground strata (groundwater) and it is an offence to pollute such water.

Dead Frontage
The façade or front of a building or shop (or a group of buildings or shops forming a frontage) that is devoid of activity/display and as such lacks any visual interaction with passers-by. See also ‘Designated Frontage’ and Policy 7.2.

Deficiency Area
Area where a facility such as a shop, park or community centre is absent and which is beyond a reasonable distance from the nearest such facility. See Chapter 3 for Open Space Deficiency.

Demonstrable Need
The ‘need’ for a proposed development must be shown as part of the development control process. In order to ascertain this ‘need’, there are a number of factors that should be
considered, including capacity (in physical terms) and demand (in terms of available expenditure), however the requirement to show such need is met by analysing more than these two factors. See PPG 6 (as clarified in February 1999) and Policy 7.2.

Designated Shopping Frontage
Shopping Frontages in which the Council wishes to retain retail shops at ground floor level, and prevent changes of use to cafes, offices and other uses. See Policy 7.3.

Development
Defined and qualified by the Town and Country Planning Act 1990 (s.22) as the carrying out of building, engineering, mining or other operations in, on, over, or under land, or the making of any material change in the use of any building or other land.

Development Control
The part of Town Planning which decides whether development may proceed and thus Planning Permission be given, with reference to any plans for the area and other relevant considerations.

Development Plan
For the purposes of the Town and Country Planning Act 1990 the development plan for any London Borough is the Unitary Development Plan.

Disability
Defined in the 1991 census as limiting long term illness; including any long term illness, health problem or handicap, which limits a persons daily activities or the work he or she can do. It includes problems which are due to old age. The Disability Discrimination Act 1995 acknowledges that disability includes people with any form of impairment, mental or physical, which affects their ability to perform normal day-to-day activities. This may be difficulties with hearing, sight, mobility or health, including a learning disability or mental health problem. See Policies 4.3, 5.3 and 9.7.

District Centre
See Shopping Hierarchy and Policy 7.1 Table 1.

Duty of Care (regarding Waste Management)
The Duty of Care places the following requirement on Council, related to the waste it manages: prevent improper handling of waste; prevent escape of waste; ensure waste is only transferred to authorised persons; and ensure that waste is adequately described and documented to minimise the potential for contraventions of the above. See Policy 2.10.

Employment Site
Sites defined by the Local Planning Authority for employment uses, e.g. light industrial, small scale office or appropriate mixed uses, that are compatible with their locations. See Policy 6.1.

Energy Conservation
The conservation of energy is a key issue that the Government (PPG 12) considers should contribute to a range of environmental objectives, such as reducing emissions from greenhouse gases. See Chapter 2.

Environment
External conditions or surroundings. See Chapter 3 Green Space and the Natural Environment.

Environmental Statement
Written declaration of any environmental impacts arising from a planning application. Environmental Statements are prepared in respect of Schedule 4 of the EA regs (1999), where they form a report on the findings of an Environmental Assessment.

Extendable Homes
See Policy 5.6.
Façade Value
Within the Borough there are buildings that have particularly important/significant frontages. The Council has recognised these buildings as having façade value and therefore seeks to retain their salient features.

Family Housing
Dwellings with three or more habitable rooms. See Policy 5.1 and Table 5A.

Gardens
See Chapter 5, Housing and details in Supplementary Guidance.

General Permitted Development Order (GPDO)
A statement by central government of the type and scale of Development which does not require Planning Permission. Where an Article 4 Direction applies, as in a Conservation Area for example, the rights of permitted development granted by the GPDO are restricted, and they may be further restricted by a planning permission through conditions. The most recent comprehensive version of the GPDO was published in 1995. In 2008 there were amendments made to householder permitted development. These are referred to as The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 and The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008.

Green Belt
A concept recognised in the Green Belt Act 1938, included as the Green Belt Ring in the Greater London Plan 1944, and given wider recognition in a government circular in 1955. See Chapter 3 Green Space and the Natural Environment.

Green Corridor
Near continuous areas of open space that link Green Belt, Metropolitan Open Land and Sites for Local Nature Conservation, and which provide amenity, access, landscaping and conduits for plants and animals. See Chapter 3 and Policy 3.2.

Green Travel Plan
See Policy 9.1.

Green Space
All of the public and privately owned open areas in the Borough. Includes parks, canal and river walks, playing fields, allotments and cemeteries, and private gardens large enough to make a visual contribution to the street scene. See Chapter 3 Green Space and the Natural Environment.

Gross Floor Space
The floor area based on the overall dimensions of the building(s); including the thickness of external walls, the floor area of roof structures such as lift or tank rooms, and covered parking, servicing and other ancillary areas, but excluding floor area completely or mainly below ground level.

Habitable Rooms
All rooms suitable for living in, including dining rooms and bedrooms and kitchens over 11 sq m. Large rooms over 20 sq m that are capable of being divided are counted as two or more as appropriate. See Chapter 5.

Heavy Goods Vehicle
Any goods vehicle which has an operating weight exceeding 7.5 tonnes. See Transport Appendix.

Heritage Land
Conservation Areas, Listed Buildings, Areas of Archaeological Importance and Registered Parks and Gardens. See Chapter 4, Urban Design.
Hierarchy
Any group of items graded in size and importance. For example shopping centres (Policy 7.1 and Table 7A) and the road hierarchy (Table 10.20).

High Buildings or Structures
Over 20m or 65ft in height. See Chapter 4 Table 4B.

Household
Person living alone, or persons living at the same address, with common housekeeping, or sharing a common living or sitting room.

Infrastructure
Framework of services which are necessary for the operation of the normal functions of the community and the economy, e.g. roads, underground services etc.

Key Sites
Within Ealing’s Town Centres, there are development opportunity sites ranging in availability from the short to long term, which if developed appropriately, would enhance the centre within which it exists. See Shopping and Town Centres Chapter 7 and Policy 7.1.

Landmark Building
A building or structure that stands out from its background by virtue of height, size or some other aspect of design.

LEAP – Local Environment Agency Plan
An integrated action plan for the local river catchment which covers all functions of the Environment Agency. The LEAP provides the strategy by which the catchment will be managed. It should be noted that the Environment Agency are currently replacing LEAP’s with Catchment Management Plans.

Legibility
Creating legibility within an environment helps to make a place that has a clear image and is easy to understand by its users. See Policy 4.1 and Table 4A.

Listed Building
A building of special architectural or historic interest included on a statutory list compiled by the DoE. Planning Permission is required for the demolition or alteration of such a building. Local lists are prepared by the Borough. Buildings on it may also have architectural or historic importance. See Chapter 4 Urban Design and Policy 4.6.

Local Centre
See Shopping Hierarchy and Single Units. Policy 7.1 Table 7A.

Local Nature Reserve

Local Implementation Plan
Former name was Transport Policy and Programme. It is the borough’s transport policies and its annual bid for Supplementary Grant from the government. It must indicate how it implements the Mayor’s of London Transport Strategy. See Chapter 9 Transport.

Local Principles
A set of principles to guide community facility proposals. The consideration includes the compatibility of the development with its surrounding, the amount of traffic generated by the development, accessibility to public transport and the need for that particular development. See Community Facilities Chapter 8 Table 8A.

Local Views
Views particularly important to nearby residents. See Chapter 4.
Locally Listed Buildings
Whilst these buildings do not have the statutory protection of listed buildings, the buildings on
the local list do have particular local importance, and thus the Council seeks to retain them.

Major Development
Developments of 10 residential units or more or 1000m² gross floor area or more. See Policy
8.2.

Major Employment Location (MEL)
Areas where employment uses will be concentrated, particularly industrial and ancillary uses.
See Chapter 6 and Policy 6.1.

Major Centres
See Shopping Hierarchy and Policy 7.1 Table 7A.

Major Open Area (MOA)
Green Belt and Metropolitan Open Land. See Chapter 3, Policy 3.1.

Material Considerations
in respect of a planning application, material considerations are any considerations which relate
to the use and development of land and are relevant to the site in question. Further advice is
provided in PPG1 paras 25-32.

Metropolitan Centre
See Shopping Hierarchy and Policy 7.1 Table 7A.

Metropolitan Open Land (MOL)
A concept described in detail in the Greater London Development Plan 1976 and shown
approximately on the Key Diagram for subsequent definition on Borough Plan Proposals Maps.

Minor Development
Developments of less than 10 residential units or less than 1000m² gross floor area. See Policy
5.6.

Mixed Use Development
A development which combines a mix of uses either on a site or in individual buildings, such as
flats or offices over shops. It can refer to a small site or individual building with a mix of uses
within the same building, or to a variety of uses in an area such as a neighbourhood, a town
centre or an urban village. For a development to be viable and beneficial for the community, it
should be adequate to the scale of the site or development, taking into account its location and
its relationship with the surrounding area. See Policy 4.2.

Mode of Transport
Means of travel e.g. foot, cycle, car, bus, train etc.

Monitoring
A process by which the use or effectiveness of policies can be measured. See Chapter 1,
Strategy.

Natural Surveillance
Surveillance is created when areas are overlooked by other users. Natural surveillance occurs
when buildings of all types front onto streets, squares or parks and contribute to overlooking.
See Policy 4.4.

Nature Conservation Management Area
See Chapter 3 Green Space and the Natural Environment.

Neighbourhood Centres
See Shopping Hierarchy and Policy 7.1 Table 7A.
Non-Family Housing
Dwellings with less than three habitable rooms. See Policy 5.1 and Table 5A.

Open Air Recreation
Includes formal or informal sports and games, as well as sitting, walking and running in open space. See Policy 3.7.

Open Space
Any open land which is used by the public or local community for outdoor recreation, whether publicly or privately owned, and whether use is by permission, as of right, or de facto. See the Town and Country Planning Act 1971 Section 290 or 1990 Section 336. Open space means any land laid out as a public garden, or used for the purpose of public recreation, or land which is a disused burial ground. See Chapter 3.

Other Shopping Centre Uses
Include such uses as laundrettes, dry cleaners and veterinary practices, which whilst providing essential services, can cause problems including noise disturbance, odour and negative traffic impacts. See Policy 7.7.

Participation
Involvement of the public in town planning. The Council is legally obliged to provide for public participation.

Particulates
Fine particles released to the air from vehicle fuel, particularly diesel. See Policy 2.6.

Permitted Development Rights
Minor development, which by virtue of the General Permitted Development Order (GPDO) does not require planning permission.

Piecemeal
Development that does not take place according to the Plan, but at different times in different ways, in an uncoordinated manner.

Planning Advantage/Benefit/Gain/Obligation/Community Benefit/Legal Agreements
An additional feature of a privately-proposed development project which complements that project and assists in meeting the needs of the community, e.g. providing open space, public right of way or community facilities, affordable housing, housing infrastructure, bringing other sites into beneficial use, shared facilities, recreational uses, environmental or transport improvements, or conservation of buildings or places of special historic or architectural interest. These may be subject to a Section 106 agreement. (Town and Country Planning Act 1990). See Policy 1.10.

Planning Brief
A description of the type of development which the Council would expect on particular development sites; including land uses, features to be retained, overall design considerations and Planning Advantage where appropriate. A Planning Brief is supplementary to the Unitary Development Plan.

Planning Permission
Formal approval given by a local planning authority for Development requiring planning permission (see General Development Order), usually valid for five years for a full permission; or three years for an outline permission, in which details are reserved for subsequent approval.

Planning Obligations
Section 12 of the Planning and Compensation Act 1991, allows developers to enter into a planning obligation, either as an agreement with the local planning authority or unilaterally. Planning obligations can be modified or discharged, and can be entered into in respect of Crown Land.

Plot Ratio
A method of measuring the capacity of the site. This is done using a measurement of density generally expressed as gross floor area divided by net site area. For further information see the Supplementary Planning Guidance SPG 6 Plot Ratio.
Policy
The Plan’s policies are the Council’s intentions for the use of land, and are as set out in the policy statements. Each is numbered by a reference to the section in which it appears, e.g. Chapter 4 for Urban Design. See also the Index of Policies.

Population Structure
The statistical characteristics of the population; by numbers, age, sex and ethnic composition.

Private Amenity Space
See Private Open Space.

Private Open Space
Includes company and club sports-grounds, as well as private or restricted access gardens.

Proposals
Used interchangeably with the word policy. Sometimes proposals specify intended development on defined sites and defined areas in which general policies apply.

Proximity Principle
A term used in the context of waste and minerals planning. In respect of waste this principle seeks to ensure that waste is managed as close as possible to its place of origin, to minimise the impacts of transporting waste. In respect of minerals, it relates to the need to ensure that the working and distribution of minerals is located as close as possible to the source of demand. In the Ealing context, this principle is used to ensure that the distribution of railheads are located in close proximity to those sites which use the aggregates.

Public Open Space (POS)
Parks and similar land for public use, whether provided by the Council, or privately, where access for the public is secured by virtue of legal constraints and formal arrangements. See Chapter 3.

Public Participation
See Participation.

Receptors
The humans, animals, plants or buildings and property that may receive pollution from air, water or land. See Policy 2.7.

Renewable Energy
The energy flows that occur naturally and repeatedly in the environment, including energy from the sun, the wind, the oceans and fall of waters, geothermal energy and plant material. See Policy 2.9.

Residential Density and Net Residential Area
Residential density is the number of dwellings or habitable rooms per hectare within the ‘net residential area’.
‘Net residential area’ means the land occupied by housing development, including any small public or private amenity space and minor access roads in the layout. In mixed use developments, where the boundary of the residential development cannot be defined separately, the net residential area is determined by calculating the percentage of the total ground level floorspace that is in residential use, and applying this percentage to the site area. In any event, the net site area should exclude major distributor roads, open spaces serving a wider area and significant landscape buffer strips.

Resources
The factors (broadly people, land and finance) determining Plan implementation, and the natural resources which sustain life and the planet.

Retail centre
See Shopping Hierarchy and Policy 7.1 Table 7A.
Retail Need
The ‘need’ for a proposed retail development must be demonstrated by the developer as part of the development control process. In order to ascertain this ‘need’ there are a number of factors that should be considered, including geographical factors, range of services, impacts on other centres, capacity (in physical terms) and demand (in terms of available expenditure). See PPG 6 (as clarified by the Secretary of State) and Policy 7.2.

Section 106 Agreement
A binding agreement made between a local planning authority and a developer on the occasion of grant of Planning Permission for development, usually with the object of obtaining a Planning Advantage, which could not be the subject of a planning condition. Also see Planning Obligations.

Sequential Approach
In assessing the appropriateness of new development, a Sequential Test is applied. The first preference should be to locate within existing town centres and only when town centre sites are not available should edge of centre sites be considered. It is only after the consideration of these locations that out-of-centre locations should be considered, provided that these are readily accessible by a choice of means of transport, including public transport. See Policies 7.2 and 8.4.

Servicing
Delivering or removing goods or other material, to or from premises.

Shop
A shop is defined in the Use Classes Order, Class A1, as a use for the sale, display or service to the public for: selling retail goods other than hot food, a post office, selling tickets, travel agency, selling cold food for consumption off the premises, hairdressing, funeral direction, hiring out domestic or personal goods, reception of goods to be washed, cleaned or repaired.

Shopping Centre
See Shopping Hierarchy and Policy 7.1 Table 7A.

Shopping Hierarchy
The hierarchy lists all the shopping centres within the Borough, and divides them up into categories depending on their particular characteristics, in particular their size. This hierarchy is then used to recognise the roles that each centre plays, and can thus guide development within the centre as well as guiding local capacity and need. However the Council recognises that this hierarchy is flexible, and centres will be monitored and their categorisation reviewed if appropriate. See Policy 7.1 Table 7A.

Shopping or Retail Frontage
The part of a shop or group of shops normally used for the display of goods to the passer-by. The term is also used for a street block in which some or all of the premises are shops.

Single Units
See Local Centre. See Shopping Hierarchy Policy 7.1 Table 7A.

Site Coverage Standards
This is a measure of the percentage of the site area covered by buildings. For further information see the relevant Supplementary Planning Guidance.

Site of Interest for Nature Conservation (SINC)
Local landscape features, both in built-up and on open land, that are affected by development and will promote conservation and enhancement. Also see Policy 3.8.

Site of Metropolitan Importance for Nature Conservation
Area identified by the London Ecology Unit as of metropolitan significance for nature conservation.
Site of Special Scientific Interest (SSSI)

Sites and Monument Records (SMR)
Archaeological finds recorded on maps with description, kept by English Heritage. Information is available in the Planning Division.

Social Impacts
The social effects of a proposal on its surrounding area, such as the effects on education, transport safety, community facilities and aesthetic. See Chapter 8 Community Facilities Table 8C.

Source Control
The control of runoff or pollution, at or near its source. Terminology often used in the context of Sustainable Urban Drainage Systems.

Special Opportunity Sites
Sites where existing urban fabric is deteriorating or outmoded, and a mix of uses are permitted in order to stimulate regeneration. See Policy 2.1.

Strategy/strategic
The overall management of issues which require some degree of co-ordination and/or have more than local implications. See Chapter 1 Strategy.

Strategic Views
Scenic views considered to be of strategic importance to the borough. See Chapter 4.

Street Trading
Street trading is defined as trading outside shop buildings on private forecourts, and on pavements that form the public highway. See Policy 7.8.

Sustainability Principles
See Chapter 5 Housing and Policy 5.5.

Sustainable Development
Development which meets the needs of the present, without compromising the ability of future generations to meet their own needs. See Chapter 1 Strategy.

Sustainable Development Checklist
Produced as a guide for developers and others involved in the planning process, this checklist can provide an indication of the sustainability of a proposal, by including indicators such as energy efficiency, levels of redevelopment, details of parking etc. See Policy 2.1 and Supplementary Planning Guidance.

Sustainable Urban Drainage Systems
A sequence of management practices and control structures designed to drain surface water in a sustainable way. See Policy 2.5.

Tandem Development
Defined in PPG3 (DoE March 1992) as one house immediately behind another and sharing the access. This is generally unsatisfactory because of the difficulties of access to the house at the back, and the disturbance and lack of privacy suffered by the house in front. See Policy 5.5 and Table 5F.

Town Centre
See Shopping Hierarchy and Policy 7.1 Table 7A.
Traffic Management
Measures to improve traffic flow and the associated environment. See Chapter 9 Transport.

Transport Interchange
Point at which transfer between means of transport may take place. See Policy 9.2.

Tree Preservation Order
An order to protect specific trees where they offer particular quality, such as visual quality, or are part of a group. See Policy 4.5.

Unitary Development Plan (UDP)
Statutory plans produced by each borough, which integrate strategic and local planning responsibilities, through policies and proposals for the development and use of land in their areas.

Urban Design Statement
This accompanies a planning application and gives further details regarding urban design issues such as landscaping, layout, access links and materials used. See Policy 4.1.

Urban Fabric
Buildings and land uses which form a built-up area.

Use Classes Order
This specifies groups of land uses within which a change of use from one purpose to another does not require planning permission. At the time of going to press, the operative order is the Town and County Planning (Use Classes) Order 1987.
Glossary
List of Abbreviations

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<td>ATM</td>
<td>Air Transport Movement</td>
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<td></td>
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<td>Changing Room Floorspace</td>
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<td>dB(A)</td>
<td>Decibels (A scale), used in measurement of sound levels; see DoE Circular 10/73</td>
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<td>Department for Education</td>
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