

APPENDIX 2:
GLOSSARY
OF TERMS



Glossary of Terms

▼ Term	▼ Definition
20-Minute Neighbourhood	20-Minute Neighbourhood is a growing urban planning concept that focuses on delivering growth and creating places where most people's daily needs can be met within a short walk, cycle or public transport trip. The benefits of a 20-minute neighbourhood is that it promotes active movements and improved physical health, reduces traffic, improves air quality and promotes local commercial activity.
Access to Opportunities and Services (ATOS)	Access to Opportunities and Services is a measure that indicates the ease of access to essential key services and employment locations using public transport or by foot.
Adoption by Council (Regulation 26)	This involves the formal adoption of the Local Plan by the local planning authority.
Affordable Housing	Affordable housing is social, rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
Air Quality Focus Area	Air Quality Focus Areas are locations that not only exceed the EU annual mean limit value for nitrogen dioxide (NO ₂) but are also locations with high human exposure. They are areas where currently planned national, regional and local measures to reduce air pollution may not fully resolve poor air quality issues.
Air Quality Management Area (AQMA)	Air Quality Management Areas are defined geographical areas where air pollution levels are, or are likely to, exceed national air quality objectives at relevant locations (where the public may be exposed to harmful air pollution over a period of time e.g. residential homes, schools etc.).

Glossary of Terms

▼	▼
Term	Definition
AM / PM Traffic Peaks	Periods of time with the highest volume of traffic in the morning and afternoon respectively.
Authorities Monitoring Report (AMR)	The Authorities Monitoring Report assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented. Previously known as the Annual Monitoring Report, it is no longer required to be updated annually.
Anti-Social Behaviour	Antisocial behaviour is defined as ‘behaviour by a person which causes, or is likely to cause, harassment, alarm or distress to persons not of the same household as the person’.
Archaeological Interest Area	Those areas of historic importance to the Borough, which contain archaeological remains which the Council wishes to protect.
Area of Archaeological Priority	Areas of Archaeological Priority are areas where there is significant known archaeological interest or potential for new discoveries. They are used to highlight where development might affect archaeological remains.
Atlas of Change	Supporting appendix to the Regulation 18 Local Plan that sets out the proposed changes to the Proposals Map that will be updated following adoption of the New Local Plan.
Brexit	‘Brexit’ refers to the United Kingdom’s formal withdrawal from the European Union on 31 January 2020.

Glossary of Terms

▼ Term	▼ Definition
Building Research Establishment Environmental Assessment Method (BREEAM)	BREEAM is a sustainability assessment method which assesses the sustainability performances of buildings. Different assessment criteria apply for new buildings, existing buildings, retrofit projects and large developments.
Call for Sites	A Call for Sites is a way for landowners, developers, individuals and other interested parties to suggest sites for development, and to inform the council when a site may become available.
Carbon Offsetting	Carbon Offsetting is the mechanism by which carbon emissions from new developments are offset (through carbon offset payments to the relevant local planning authority) to achieve net zero carbon.
Central Activities Zone (CAZ)	The CAZ includes the primary locations for commercial activity in London. The CAZ contains a broad range of functions that have London-wide, national and international significance including Government, business, culture, research and education, retailing, tourism, transport and places of worship. The CAZ offers access to a unique collection of heritage and environmental assets including World Heritage Sites, the Royal Parks and the River Thames.
Character-Led Growth	The London Plan places a specific requirement on boroughs for character-led growth. The Ealing Character Study has been prepared as part of the Local Plan evidence base. It identifies potential areas for intensification on small sites as well as two Strategic Regeneration Priority Areas.

Glossary of Terms

▼ Term	▼ Definition
Circular Economy	Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Generally regarded as occurring due to human activity and fossil fuel consumption.
Climate Emergency	A Climate Emergency was declared by Ealing Council in April 2019, committing to treat the climate and ecological emergency as a crisis requiring immediate and vital action. Ealing Council has aimed to become carbon neutral as a borough and an organisation by 2030.
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 million 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% of the potential global warming effect of man-made emissions of greenhouse gases.
Community Infrastructure Levy (CIL)	The Community Infrastructure Levy (the levy) came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, schools, hospitals and other health and social care facilities, park improvements, green spaces and leisure centres.
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.

Glossary of Terms

▼ Term	▼ Definition
Council Plan (2022-2026)	The Ealing Council Plan (2022-2026) sets out the Council's vision and strategy for 2022-2026 and its commitments to focus on the priorities of Ealing's residents, businesses, and other stakeholders. It forms the Council's high-level strategic response to the opportunities and challenges faced by Ealing now and in the future.
Covid-19 / Covid-19 Pandemic	The outbreak of coronavirus (COVID-19) declared by the World Health Organization as a global pandemic in March 2020.
Creative Enterprise Zone (CEZ)	Creative Enterprise Zones are a Mayoral initiative to designate areas of London where artists and creative businesses can find permanent affordable space to work; are support to start-up and grow; and where local people are helped to learn creative sector skills and access pathways to employment. The Ealing CEZ is currently one of the nine CEZs across London.
Critical Drainage Area	A Critical Drainage Area is an area with critical drainage problems which has been formally notified to the Local Authority by the Environment Agency. Within Critical Drainage Areas, proposed development may present risks of flooding on-site and/or off-site if the surface water runoff is not effectively managed.
Development Management Policies	Development Management Policies form a component of a local plan that set out detailed policies by which planning applications will be determined against in a local authority area. This refers to the range of policies set by planning authorities which aim to effectively manage land use and new developments.
Development Sites / Site Allocations	Development Sites within the Regulation 18 Local Plan are potential allocations that are being consulted upon. At Regulation 19, a smaller number of these sites will become site allocations for specific or mixed-use developments that form part of a Local Plan.

Glossary of Terms

▼ Term	▼ Definition
Duty to Cooperate	The duty to cooperate was introduced by the Localism Act 2011 and is set out in section 33A of the Planning and Compulsory Purchase Act 2004. It places a legal duty on local planning authorities and county councils in England, and prescribed public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan and marine plan preparation in the context of strategic cross boundary matters.
Ealing Council Housing Register	The list of applicants eligible for council housing in Ealing.
Ealing Productivity Arc	The Productivity Arc is a broadly defined area that connected the planned HS2 terminus at Old Oak Common with Heathrow Airport in Hillingdon. It is broadly defined as running along the A40 where a significant concentration of Ealing's and London Strategic Industrial Land (SIL) can be found. The Arc will join up strategic industrial growth opportunities across Perivale, Greenford, Northolt and Southall to Heathrow.
Ealing Race and Equality Commission Report	Report published in January 2022 by the Ealing Race and Equality Commission which set out seven priorities in addressing race inequality in Ealing.
Electric Vehicle (EV)	Vehicles that are electrically powered by rechargeable batteries. They are more energy efficient during use than petrol or diesel vehicles, and produce less air pollution.

Glossary of Terms

▼ Term	▼ Definition
Elizabeth Line	Elizabeth Line, formerly known as Crossrail, is an east-west, cross-central London rail link between Paddington and Whitechapel serving Heathrow Airport, Canary Wharf and Stratford. It serves major development and regeneration corridors and improves access to large areas of central and suburban London. Crossrail 2 is intended to link north-east and south-west London. The precise route, the character and the role of Crossrail 2 have not yet been finalised.
Equalities Impact Assessment (EqIA)	Equality impact assessments ensure that policies, services and legislation do not discriminate against anyone and that, where possible, promote equality of opportunity. The equality impact assessment is a systematic and evidence-based tool, which enables a consideration for the likely impact on different groups of people. Completion of equality impact assessments is a legal requirement under race, disability and gender equality legislation.
Flexible Workspace	Refers to workplaces which are flexible both in terms of uses and physical configuration.
Flood Zone 1	Areas within flood zone 1 have been shown to be at less than 0.1% chance of flooding in any year (1:1000 year chance). There are few restrictions in terms of flood risk to development on flood zone 1 areas.
Flood Zone 2	Areas within flood zone 2 have been shown to have between 0.1% – 1% chance of flooding from rivers in any year or between 0.1% – 0.5% chance of flooding from the sea in any year. Flood zone 2 development needs to submit a flood risk assessment as part of its planning application which shows the risk of flooding to the site.

Glossary of Terms

▼ Term	▼ Definition
Flood Zone 3	Flood zone 3 is split into 2 separate zones; 3a and 3b by local planning authorities. Areas within flood zone 3 have been shown to be at a 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea. Flood zone 3 development needs to submit a flood risk assessment as part of its planning application which determines if the site is classified as flood zone 3a or 3b as well as reviewing flood risk on the site and proposing suitable mitigation.
Furlough	The Government's 'Coronavirus Job Retention Scheme' effective from March 2020 to October 2021.
Grade I / Grade II Listed Building	<p>Listed Building designations provide a protection to mark a buildings special architectural or historic interest, while bringing it into consideration of the planning system, for long term protection. There are three types of Listed Buildings:</p> <ul style="list-style-type: none"> — Grade I buildings are of exceptional interest, only 2.5% of listed buildings are Grade I — Grade II* buildings are particularly important buildings of more than special interest; 5.8% of listed buildings are Grade II* — Grade II buildings are of special interest; 91.7% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.
Greater London Authority (GLA)	<p>Established under the Greater London Authority Act 1999, the GLA is the governance body of Greater London. Its objectives are::</p> <ul style="list-style-type: none"> — Promoting economic development and wealth creation in Greater London — Promoting social development in Greater London and — Promoting the improvement of the environment in Greater London.

Glossary of Terms

▼ Term	▼ Definition
Greater London Authority High Street Challenge Fund	A funding opportunity from the Greater London Authority available to local partnerships to develop innovative post-pandemic high street strategies and asset-based proposals prepared to boost economic activity, cultural and civic renewal and wider public value.
Green / blue 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.
Green Corridor	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.
Gypsy, Roma and Traveller (GRT)	The term 'Gypsies and Travellers' is difficult to define as it does not constitute a single, homogenous group, but encompasses a range of groups with different histories, cultures and beliefs including: Romany Gypsies, Welsh Gypsies, Scottish Gypsy Travellers and Irish Travellers. Gypsies and Travellers experience some of the worst outcomes of any group, across a wide range of social indicators.
Health Determinant	Health determinants are a range of factors, including personal, social, economic and environmental factors as well as access to health services which affect and determine the health of people and populations.

Glossary of Terms

▼	▼
Term	Definition
Health Impact Assessment (HIA)	A process that identifies the health and wellbeing impacts (benefits and harms) of any plan or development project. The Health Impact Assessment recommends measures to maximise positive impacts, minimise negative impacts, and reduce health inequalities.
Heathrow Airport Ltd (HAL)	Heathrow Airport Holdings Limited is the owner and operator of London Heathrow Airport.
Heathrow Joint Spatial Planning Framework (JSPF)	A spatial planning framework produced by the Heathrow Strategic Planning Group (HSPG) focussing on the sustainable development of the Heathrow Airport sub-region.
Heathrow Strategic Planning Group (HSPG)	Heathrow Strategic Planning Group (HSPG) is a joint partnership of local authorities and Local enterprise Partnerships formed in 2015 responsible for planning the land use, transport, environment, economic development and sustainable development of the sub-region surrounding Heathrow Airport.
Heritage Action Zone	Heritage Action Zones are schemes designed to enhance the historic environment and support increasing the conditions for economic growth and improved quality of life for local people. These schemes recognise the role of heritage in place-making and enabling development.
Heritage at Risk Register	The Heritage at Risk Register is published by Historic England annually covering designated listed buildings across England that have been assessed and found to be at risk.

Glossary of Terms

▼ Term	▼ Definition
High Speed 2 (HS2)	A proposed high-speed railway between London and the Midlands, the North of England, and potentially at a later stage the central belt of Scotland. The project is being developed by High Speed Two Ltd, a company established by the government.
Houses of Multiple Occupancy (HMO)	A house in multiple occupation (HMO) is a property rented out by at least 3 people who are not from 1 'household' (for example a family) but share facilities like the bathroom and kitchen. It's sometimes called a 'house share'.
Index of Multiple Deprivation (IMD)	<p>The Index of Multiple Deprivation is the official measure of relative deprivation for small areas in England. It is one of the most widely used Indices of Deprivation. The IMD combines information from the seven domains to produce an overall relative measure of deprivation. The domains are combined using the following weights:</p> <ul style="list-style-type: none"> — Income Deprivation (22.5%) — Employment Deprivation (22.5%) — Education, Skills and Training Deprivation (13.5%) — Health Deprivation and Disability (13.5%) — Crime (9.3%) — Barriers to Housing and Services (9.3%) — Living Environment Deprivation (9.3%)
Information Communication Technology (ICT)	The umbrella term referring to the use of computers and other electronic communication devices to collect, store, use, and send data electronically.

Glossary of Terms

▼	▼
Term	Definition
Infrastructure Delivery Plan (IDP)	A document setting out the key infrastructure and funding streams and identifying funding gaps essential for the successful implementation of the Local Plan.
Left Behind Place	Left behind places are disadvantaged areas experiencing economic stagnation and decline which typically have high levels of deprivation and lack of infrastructure.
'Let's Go Southall' programme	'Let's Go Southall' is a local initiative to get the residents of Southall more physical active. It is funded by Sports England and driven by Ealing Council, with support from local community groups, businesses, faith groups, charities, volunteers and a variety of service providers (including the NHS) to help Southall get moving.
Local Development Scheme (LDS)	It provides the official work programme and timetable for Ealing's Local Plans.
Local Enterprise Partnership	Local Enterprise Partnership's (LEP) are locally-owned partnerships between local authorities and businesses. They decide what the priorities should be for investment in roads, buildings and facilities in the area.
Localism Act 2011	An Act to make provision about the functions and procedures of local and certain other authorities; to make provision about the functions of the Commission for Local Administration in England; to enable the recovery of financial sanctions imposed by the Court of Justice of the European Union on the United Kingdom from local and public authorities; to make provision about local government finance; to make provision about town and country planning, the Community Infrastructure Levy and the authorisation of nationally significant infrastructure projects; to make provision about social and other housing; to make provision about regeneration in London; and for connected purposes.

Glossary of Terms

▼ Term	▼ Definition
Locally listed Building	A 'locally listed building' is a building, structure or feature which, whilst not listed by the Secretary of State for its national importance, is felt by the council to be of local importance due to its architectural, historical or environmental significance.
Locally Significant Industrial Land (LSIS)	Locally Significant Industrial (LSIS) Sites are sites that have particular local importance for industrial and related functions, which complement provision in SILs.
London Living Wage	The London Living Wage is an hourly rate of pay, currently set at £11.95 (as of October 2022). It is calculated independently to reflect the high cost of living in the capital.
London Plan 'Good Growth'	<p>As set out in the London Plan, 'good growth' is growth that is socially and economically inclusive and environmentally sustainable. The six Good Growth objectives are:</p> <ul style="list-style-type: none"> — Building strong and inclusive communities; — Making the best use of land; — Creating a healthy city; — Delivering the homes Londoners need; — Growing a good economy; and — Increasing efficiency and resilience
Masterplan	A masterplan is an overarching planning document and spatial layout which is used to structure future land use and development.

Glossary of Terms

▼ Term	▼ Definition
Material Consideration	A material planning consideration is one which is relevant to making the planning decision in question (e.g., whether to grant or refuse an application for planning permission). The scope of what constitutes a material consideration when assessing an application for development is extensive, however, in general material consideration is concerned with land use in the public interest, so that the protection of purely private interests could not be material considerations.
Meanwhile Use	Meanwhile Uses refer to the interim occupation of vacant or underutilised premises, sites or spaces, during a period until a landlord secures a new lease, in advance of redevelopment, or in a long term vacant space.
Metropolitan Green Belt	The Metropolitan Green Belt is a statutory green belt around London with policy designations that help to contain development, protect the countryside and promote brownfield development, and assists in the urban renaissance. There is a general presumption against inappropriate development in the Green Belt.
Metropolitan Open Land (MOL)	Strategic open land within the urban area that contributes to the structure of London. See London Plan for full policy wording.
Mixed-use development	Development for a variety of activities on single sites or across wider areas such as town centres
Multicultural	Refers to the coexistence of and dynamics between different cultures in the same spatial setting.
National Health Service (NHS)	The National Health Service is the publicly funded healthcare system in England.

Glossary of Terms

▼ Term	▼ Definition
National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG)	The National Planning Policy Framework (NPPF) and associated National Planning Policy Guidance (NPPG) sets out Government's planning policies for England and how these are expected to be applied. It must be considered in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. It came into effect in March 2012. It was revised in July 2018 and updated in February 2019 and revised again in July 2021.
Neighbourhood Plans / Neighbourhood Development Plans	Neighbourhood Plans are planning documents for local neighbourhood areas prepared by local parish councils neighbourhood forums. Once approved, neighbourhood plans become part of the statutory development plan.
Night-time economy	Night-time economy refers to industry sectors that operate in the evening or night, including cultural and leisure activities, activities which support night-time cultural and leisure activities, 24-hour health and personal social services and activities which support wider social and economic activities.
Old Oak and Park Royal Development Corporation (OPDC)	The Old Oak and Park Royal Development Corporation is a Mayoral Development Corporation established in 2015 by the Mayor of London to secure the regeneration of the area, spanning three London boroughs – Ealing, Brent and Hammersmith & Fulham. The OPDC is a local planning authority responsible for preparing its Local Plan and determining planning applications within the area.
Opportunity Area Planning Framework (OAPF)	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 borough of Ealing contains two Opportunity Areas, Park Royal / Old Oak Common and Southall.

Glossary of Terms

▼	▼
Term	Definition
Passivhaus	The Passivhaus is an international building design standard focussing on energy efficiency performance through areas including airtightness, space heating and cooling, energy demand and use of renewable energy etc.
Planning and Compulsory Act 2004	An Act to make provision relating to spatial development and town and country planning; and the compulsory acquisition of land.
Policies Map	A Local Plan Document which comprises a map of the local planning authority's area, and shows: <ul style="list-style-type: none"> Existing and revised designations of areas of land; Sites for particular future land uses or developments; Locations of proposed or actual area plans.
Presumption in Favour of Sustainable Development	Paragraph 11 of the National Planning Policy Framework sets out that plans and decisions should apply a presumption in favour of sustainable development.
Priority Habitat	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.

Glossary of Terms

▼ Term	▼ Definition
Proposed Submission Regulation 19 Local Plan	Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012 requires the publication of the Proposed Submission Local Plan for a statutory six-week period to allow comments and representations to be received prior to submission for independent examination. Once the Regulation 19 representation period is complete, the Proposed Submission Local Plan and a Schedule of any Proposed Modifications based on comments received is then submitted to the Secretary of State for the Ministry for Housing, Communities and Local Government. An independent Planning Inspector will be appointed from the Planning Inspectorate to undertake a 'public examination' of the Local Plan.
Public and Active Travel	Public travel refers to the use of public transportation in travelling. Active travel refers to modes of travel that involve a level of activity. The term is often used interchangeably with walking and cycling, but active travel can also include trips made by wheelchair, mobility scooters, adapted cycles, e-cycles, scooters, as well as cycle sharing schemes.
Public Realm	This is the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces
Public Transport Accessibility Level (PTAL)	<p>A detailed and accurate measure of the accessibility of a point to the public transport network, taking into account walk access time and service availability.</p> <p>PTALs reflect:</p> <ul style="list-style-type: none"> — Walking time from the point-of interest to the public transport access points; — The reliability of the service modes available; — The number of services available within the catchment; and — The level of service at the public transport access points - i.e. average waiting time.

Glossary of Terms

▼ Term	▼ Definition
Regulation 18 Local Plan and Consultation	Regulation 18 of the Town and Country Planning (Local Planning) Regulations 2012 requires that various bodies and stakeholders be notified that the council is preparing a plan. It invites them to comment about what that plan ought to contain. The Regulation 18 consultation marks the start of a statutory 6 week minimum engagement period and represents the scoping stage to decide what should be included in the Plan.
Shaping Ealing	Ealing Council's survey and public engagement exercise between November 2021 and May 2022. Feedback from Shaping Ealing will be taken into account in the new Local Plan.
Shopping Parade	Shopping parades are purpose-built rows of shops, often with generous residential accommodation above.
Sites of Borough Importance for Nature Conservation (SBINC)	Sites of Borough Importance for Nature Conservation are sites which support habitats or species of value at the borough level.
Sites of Local Importance for Nature Conservation (SLINC)	Sites of Local Importance for Nature Conservation are sites which are important for the provision of access to nature at the neighbourhood level.
Small Sites	Small Sites are defined in the London Plan as housing sites which are below 0.25 hectares in size.
Social Infrastructure / community infrastructure	Covers facilities such as health provision, early years provision, schools, colleges and universities, community, cultural, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, children and young people's play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social infrastructure.

Glossary of Terms

▼ Term	▼ Definition
Southall Opportunity Area	Southall is identified in the Mayor's London Plan as an Opportunity Area (OA) with potential for 9,000 new homes and 3,000 new jobs by 2041. The OA was designated 2011 and is part of the Heathrow/Elizabeth Line West Growth Corridor.
Spatial Strategy	The Spatial Strategy (chapter 3 of this Local Plan) sets out the 15-year spatial strategy for Ealing. This includes a series of strategic place interventions that will deliver that vision and three strategic policies.
Specialist Housing (inc. Co-living, older person)	Housing that is intended for a targeted group which can include older, vulnerable and disabled people. This includes supported housing and also designated housing where access to support is provided where needed.
Statement of Community Involvement	This sets out the methods and standards which the planning authority intend to achieve in relation to involving the community in the preparation, alteration, and review of all Local Plan Documents and in development management decisions.
Statutory consultee	Planning law prescribes circumstances where local planning authorities are required to consult specified bodies prior to a decision being made. Statutory consultees include a range of bodies from National, Regional and Local levels.
Strategic Area of Regeneration (SAR)	Strategic Areas of Regeneration are the Census Local Super Output Areas (LSOAs) in greatest socioeconomic need. They fall within the 20 per cent most deprived LSOAs in England, using the Index of Multiple Deprivation.
Strategic Environmental Assessment (SEA)	A generic term used to describe environmental assessment as applied to policies, plans and programmes. It forms part of an Integrated Impact Assessment.

Glossary of Terms

▼ Term	▼ Definition
Strategic Flood Risk Assessment (SFRA)	A Strategic Flood Risk Assessment is a study carried out by one or more local authorities or other strategic policy-making authorities to assess the risk to an area from flooding from all sources, now and in the future, taking account of the impacts of climate change, and to assess the cumulative impact that land use changes and development in the area will have on flood risk. It identifies opportunities to reduce the causes and impacts of flooding and gathers information on the land that is likely to be needed for flood risk management infrastructure.
Strategic Industrial Land (SIL)	London's Strategic Industrial Land (SIL) are the capital's main reservoir of land for industrial, logistics and related uses. They are given strategic protection because they are critical to the functioning of London's economy. They can accommodate activities which can raise tensions with other land uses, particularly residential development.
Submission of Local Plan for Independent Examination (Regulation 22-25)	At this stage of the planning process, the draft final Local Plan and supporting documents are submitted to the government, and an independent inspector holds an examination into the soundness of the plan and the associated IIA and evidence. The examination hears evidence from anybody who wishes to make a submission on any of the key issues or questions highlighted by the inspector. The Inspector considers all the evidence and representations made at each stage of the Local Plan consultation process. The inspector can recommend adoption when the document is considered to satisfy legal requirements and can be considered 'sound'.
Supplementary Planning Guidance (SPG)	A supporting Local Plan Document which provides supplementary information in respect of policies. Supplementary Planning Guidance (SPG) do not form part of the Local Plan and are not subject to Examination. SPGs are a material consideration in the determination of planning applications.

Glossary of Terms

▼ Term	▼ Definition
Sustainability Appraisal (SA)	Required by the Planning and Compulsory Purchase Act 2004. Sustainability Appraisal is based on the principles of Strategic Environmental Assessment but is wider in focus and covers other key considerations of sustainability that also concern social and economic issues.
Sustainable Urban Drainage (SUD)	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.
Town Centres (Metropolitan, Major, District, Neighbourhood, Local)	Places in London that provide access to a range of commercial, cultural and civic activities, including shopping, leisure, employment, entertainment, culture, and social and community facilities. Town centres are classified in the London Plan (Metropolitan, Major, District, Local and Neighbourhood) according to their existing role and function in light of characteristics such as scale, mix of uses, economic performance and accessibility.
Town Plans	The Town Plans (chapter 4 of this Local Plan) set out the 15-year spatial strategy for the seven towns of Ealing. This includes a series of spatial policies that will support in ensuring that this spatial strategy is achieved. These should be read alongside the borough-level vision, strategic place interventions and strategic policies within chapter 3.
Transport for London (TfL)	One of the GLA group of organisations, accountable to the Mayor, with responsibility for delivering an integrated and sustainable transport strategy for London.

Glossary of Terms

▼ Term	▼ Definition
Tree Preservation Order	A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down, topping, lopping, uprooting, wilful damage, wilful destruction of trees without the local planning authority's written consent. If consent is given, it can be subject to conditions which have to be followed. In the Secretary of State's view, cutting roots is also a prohibited activity and requires the authority's consent.
Urban Greening Factor	A land-use planning tool to help determine the amount of greening required in new developments.
West London Alliance (WLA)	The West London Alliance is a public sector partnership between seven West London local authorities: Barnet, Brent, Ealing, Hammersmith & Fulham, Harrow, Hillingdon and Hounslow.
West London Orbital	The West London Orbital is a proposed orbital rail link of the London Overground network running from Hounslow in southwest London to Hendon/Brent Cross/Cricklewood/West Hampstead in the northwest.
West London Waste Authority / West London Waste Plan	The West London Waste Authority is a statutory waste disposal authority and is responsible for disposing of waste produced by residents across the London Boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow and Richmond upon Thames. This includes the waste collected from households and at household waste. The West London Waste Plan is prepared jointly by the six boroughs and the Old Oak and Park Royal Development Corporation to set out the strategy for the sustainable management of waste in the area over a 17-year period up to 2031.

Glossary of Terms

<div>▼</div> <div>Term</div> <div>Zero Carbon</div>	<div>▼</div> <div>Definition</div> <div>A zero carbon development is one whose net carbon dioxide emissions, taking account of emissions associated with all energy use, is equal to zero or negative across the year. A hierarchical approach which would prioritise, in turn: energy efficiency parameters; carbon mitigation onsite or near-site; offsite low and zero carbon energy; and a buy-out fund whose proceeds would be used to fund investment in low and zero carbon energy is currently recommended by the Government to meet the zero carbon standard.</div>
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