

# **Appendix Four: Local Plan Glossary of Terms**

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This Glossary is neither a statement of law nor an interpretation of the law, and its status is only as a guide. It should not be used as a source for statutory definitions.

### 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, in how London is planned, in the social and cultural life of the community.

### Accessibility

This term is used in two distinct ways, its definition depending on the accompanying text (see Accessibility of London and Accessibility of the Transport System below).

#### Accessibility of London

This refers to the extent to which employment, goods and services are made available to people, either through close proximity, or through providing the required physical links to enable people to be transported to locations where they are available.

#### Accessibility of the Transport System

This refers to the extent of barriers to movement for users who may experience problems getting from one place to another, including disabled people.

### Active provision for electric vehicles

An actual socket connected to the electrical supply system that vehicle owners can plug their vehicle into (see also 'Passive provision for electric vehicles').

### 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.

### Aggregates

Building materials quarried or excavated from the ground - mainly sand and gravel in London.

### Air Quality Management Area (AQMA)

An area which a local authority has designated for action, based upon a prediction that Air Quality Objectives will be exceeded.

### Ambient noise

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

Element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.

### 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).

### Ancillary Development

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

### 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.

### Archaeological Interest Areas

Those areas of historic importance to the Borough, which contain archaeological remains which the Council wishes to protect.

### Archaeological Resources

Include artefacts, archaeological features and deposits.

### Areas for Intensification

Areas that have significant potential for increases in residential, employment and other uses through development of sites at higher densities with more mixed and intensive use but at a level below that which can be achieved in the Opportunity Areas.

**Areas for Regeneration**

These areas are the Census Local Super Output Areas (LSOAs) in greatest socioeconomic need, defined on the basis of the 20 per cent most deprived LSOAs in the Index of Multiple Deprivation.

**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**

The total dry organic matter or stored energy of plant matter. As a fuel it includes energy crops and sewage as well as arboricultural, forestry and agricultural residues.

**Blue Ribbon Network**

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

**Boutique hotel**

A term with a generally acknowledged meaning in the hotel industry. It refers to a smaller, more upmarket hotel often with a more distinctive character than hotels run by the larger and more middle market chains.

**BREEAM**

BREEAM sets the standard for best practice in sustainable building design, construction and operation and has become one of the most comprehensive and widely recognised measures of a building's environmental performance. A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.

**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.

**Brown roofs**

Roofs which have a layer of soil or other material which provides a habitat or growing medium for plants or wildlife.

**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 or industrial estates. This is achieved through changes to local taxation, based on a supplementary rate levied on businesses within that defined area.

**Carbon dioxide (CO<sub>2</sub>)**

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. (See also zero carbon development).

**Car club**

These are schemes such as city car clubs and car pools, which facilitate vehicle sharing.

**Climate Change**

Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

**Code for Sustainable Homes**

The Code is the national standard for the sustainable design and construction of new homes. The Code aims to reduce our carbon emissions and create homes that are more sustainable.

**Combined Heat and Power**

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.

**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.

**Communities and Local Government**

'Communities and Local Government' is the successor department to the Office of the Deputy Prime Minister (ODPM). It is an expanded department with a remit to promote community cohesion and equality, as well as responsibility for housing, urban regeneration, planning and local government

**Community heating**

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 (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.

**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.

**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 retail/shopping**

These refer to shopping for things like clothes, products, household and leisure goods which are not bought on a regular basis.

**Congestion charging**

This refers to applying charges to reduce the number of vehicles and level of congestion in congested areas. The Mayor has introduced a scheme to charge vehicles within a defined area of central London.

**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.

**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.

**Contingent Obligations**

The use of S106 agreements to enable and define mechanisms for the re-appraisal of viability prior to the implementation of schemes in whole or in part which are likely to take many years to implement. These mechanisms recognise the need to maximise reasonable affordable housing provision, and to address the economic uncertainties which may arise over the lifetime of a proposal. Such provisions are sometimes incorrectly called 'overage' provisions.

**Convenience retail/shopping**

These refer to shopping for everyday, essential items like food, drink, newspapers and confectionery.

**Conventional business park**

This style of business park is generally large, car-based and located beyond the urban area.

**Corridor management**

Ensuring that the requirements of the different users of a corridor, including transport users, business and residents are addressed in a co-ordinated and integrated way.

### **Crossrail**

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. 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.

### **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.

### **Cycle Hub**

A ‘Cycle Hub’ is an area to pilot innovative ideas for cycling and where resources will be targeted to increase cycling. Ealing’s new Cycle Hubs will be located in areas with either an existing high concentration of cyclists or where there is the potential for high mode shift to cycling. Measures may include better lighting and cycle parking to increase convenience and security for users.’

### **Decarbonise**

To remove or reduce the potential carbon dioxide emissions to the atmosphere from a process or structure.

### **Decentralised energy (DE)**

Decentralised energy generation can be described as the generation of energy in the form of heat and electrical power at or near the point of use, delivered to users via distribution pipes. This is in contrast to the traditional (and more inefficient) centralised concept where energy is transported, in some cases, many hundreds of miles from a centralised power station to the point of energy use.

### **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**

This refers to development in its widest sense, including buildings, and in streets, spaces and places. It also refers to both redevelopment, including refurbishment, as well as new development.

### **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 including energy and transport access and planning policies. It should also set out the proposed uses, densities and other design requirements.

### **Development Plan Document (DPD)**

Development Plan Documents (DPDs) are prepared by local planning authorities and outline the key development goals of the local development framework. Development Plan Documents include the core strategy and, where needed, area action plans. There will also be an adopted proposals map that illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector’s binding report. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. DPDs form an essential part of the Local Development Framework.

### **Development Strategy**

The Core Strategy, a Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy (see also DPDs).

### **Disabled people**

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

### **District centres**

Distributed more widely than the Metropolitan and Major centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically they contain 10,000–50,000 sq metres of retail floorspace. Some District centres have developed specialist shopping functions.

### **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.

**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**

Embodied energy is the amount of resources consumed to produce a material. Production includes the growing or mining and processing of the natural resources and the manufacturing, transport and delivery of the material.

**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 from Waste (EfW)**

The process of creating energy in the form of electricity or heat from the incineration of waste source.

**Energy hierarchy**

The London Mayor's approach to reducing carbon dioxide emissions in the built environment. The first step is to reduce energy demand (be lean), the second step is to supply energy efficiently (be clean) and the third step is use renewable energy (be green).

**Energy masterplanning**

Spatial and strategic planning that identifies and develops opportunities for decentralised energy and the associated technical, financial and legal considerations that provide the basis for project delivery.

**Energy recovery**

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

**English Heritage**

Government advisors with responsibility for all aspects of protecting and promoting the historic environment. English Heritage is responsible for advising the government on the listing of historic buildings.

**Environment Agency**

A government body that aims to prevent or minimise the effects of pollution on the environment and issues permits to monitor and control activities that handle or produce waste. It also provides up-to-date information on waste management matters and deals with other matters such as water issues including flood protection advice.

**Environmental Assessments**

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.

**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.

**Equal life chances for all**

The Mayor's Equality Framework has been developed to address the remaining and significant pockets of deprivation and inequality, and provides a fresh analysis and different solutions to inclusion, community cohesion and tackling disadvantage. It promotes an approach that brings Londoners together rather than dividing them, enabling people to realise their potential and aspirations and make a full contribution to the economic success of their city. It aims to achieve equal life chances for all.

**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.

**Evidence base**

The information and data gathered by local authorities to justify the "soundness" of the policy approach set out in Local Development Documents, including physical, economic, and social characteristics of an area.

**Family housing**

Generally defined as having three or more bedrooms.

**Flood resilient design**

Includes measures such as putting living accommodation on the first floor or building on stilts.



**Fluvial water**

Water in the Thames and other rivers.

**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.

**Garden land (including back gardens and private residential gardens)**

The area within a defined dwelling curtilage used for amenity purposes from which the public is excluded.

**General consultees**

The regulations identify five types of bodies as general consultation bodies that relate to voluntary organisations representing certain groups within the community. The general consultation bodies are:

- voluntary bodies some or all of whose activities benefit any part of the council's area
- bodies which represent the interests of:
- different ethnic or national groups in the local authority's area
- different religious groups in the local authority's area
- disabled people in the local authority's area
- people carrying on business in the local authority's area.
- The exact organisations that fall into these types will vary locally. When preparing the development plan document, the council must consult those general consultation bodies it considers appropriate.

**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.

**Greater London Authority (GLA)**

The GLA was created by the GLA Act of 1999 and formally established on 3 July 2000. The GLA Act of 2007 introduced additional and enhanced powers for the Mayor of London and the London Assembly in several areas including housing, planning, climate change, waste, health and culture. The GLA have produced the London Plan, which provides the regional, higher tier planning context for the Development Plan Documents.

**Green Belt**

National 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. See Planning Policy Guidance 2 and emerging National Planning Policy Framework.

**Green chains**

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

**Green corridors**

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

**Green industries**

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

**Green infrastructure**

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

**Green lease**

A lease between a landlord and tenant of a commercial building which provides mutual contractual lease obligations for tenants and owners to minimize environmental impact in areas such as energy, water and waste.

**Green roofs/walls**

Planting on roofs or walls to provide climate change, amenity food growing and recreational benefits. For further information please see: <http://www.london.gov.uk/mayor/strategies/sds/docs/living-roofs.pdf>

### **Greening**

The improvement of the appearance, function and wildlife value of the urban environment through soft landscaping. It can also result in cooler local temperatures.

### **Ground water**

Water within soils and rock layers.

### **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.

### **Habitat Directive**

Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ('Habitat Directive'). The EU Habitats Directive and Birds Directive are implemented in the UK through the Conservation (Natural Habitats) Regulations 1994 (as amended).

### **Habitat Regulations Assessment (HRA)**

Habitats Regulations Assessment (HRA) is a requirement under Directive 92/43/EEC ("Habitats Directive") on the Conservation of Natural Habitats and of Wild Fauna and Flora, and the Conservation (Habitats, &c) Regulations 1994. The purpose of HRA is to assess the impacts of a plan (or project) against the conservation objectives of a European designated site for any likely significant effects, and to ascertain whether the proposed plan would adversely affect the integrity of the site.

Screening is the first stage of the HRA process, and requires an examination of the likely effects of a development plan document upon a European Site and consideration as to whether it can be objectively concluded that these effects will not be significant. If, following screening, significant adverse effects are anticipated, an Appropriate Assessment considers the potential for impacts in more detail and whether alternative measures can be adopted.

### **Health inequalities**

Defined by the UK Government as 'inequalities in respect of life expectancy or general state of health which are wholly or partly a result of differences in respect of general health determinants.'

### **Heritage Assets**

Heritage Assets are the valued components of the historic environment. They include buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of historic significant meriting consideration in planning decisions. They include both designated heritage assets and non-designated assets where these have been identified by the local authority (including local listing) during the process of decision-making or plan making.

### **Heritage Land**

Open land of historic value, including sites listed on the on the Register of Historic Parks and Gardens of special historic interest in England.

### **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.

### **Historic Character**

The sum of those historic elements of the built environment which contribute to the identity or makeup of a given area. This includes but is not limited to discrete heritage assets.

### **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.

### **Housing density**

Measured in dwellings per hectare (dph).

### **Housing in multiple occupation**

Housing occupied by members of more than one household, such as student accommodation or bedsits.



### **Human in scale**

Providing a high quality environment in which buildings, places and spaces are accessible, easy to navigate and understand. This can be through the use of gateways, focal points and landmarks, as well as ensuring buildings create a positive relationship with street level activity and people feel comfortable within their surroundings. Organisations such as CABI as well as the Mayor's Design Advice Panel can provide design related advice.

### **Inclusive design**

Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment, and enables everyone to participate equally in mainstream activities independently, with choice and dignity.

### **Industrial Business Park (IBP)**

Strategic industrial locations that are particularly suitable for activities that need better quality surroundings including research and development, light industrial and higher value general industrial, some waste management, utility and transport functions, wholesale markets and small scale distribution. They can be accommodated next to environmentally sensitive uses.

### **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.

### **Infrastructure Delivery Plan (IDP)**

The IDP sets out the borough's infrastructure requirements over the lifetime of the LDF Development Strategy. The IDP covers a range of social infrastructure (including education, health, culture, sports and leisure), green infrastructure (open space) and physical infrastructure (waste, energy, utilities, water & flooding and transport).

### **Infrastructure Delivery Schedule (IDS)**

A summary table of the Infrastructure Delivery Plan (IDP). It summarises the planned infrastructure for the borough over the lifetime of the Development Strategy with most detail provided for the first five years.

### **Issues and Options**

The non statutory 'front loading' stage in the development of a DPD. An authority publishes the document for consultation, setting out the possible approaches it might take and the key decisions which will need to be made as the plan progresses.

### **Key Diagram**

An indicative, strategic diagram to illustrate development.

### **Land Use Credits/Swaps**

Typically, a land use 'credit' is where new off-site residential provision is provided in advance by a developer on the basis that it could be used to satisfy the residential requirements of mixed use policies generated by future commercial development. Typically, an affordable housing credit is where new affordable housing is created when it is not a policy requirement. This affordable housing credit could potentially then be drawn down either for the purposes of affordable housing policy requirement and/or for the purposes of mixed use policy requirements for residential floorspace. Typically, a land use swap is where a developer provides an off-site residential development to satisfy the housing requirement generated by a specified office/commercial development. The planning applications for the two sites are considered at the same time by the planning authority and are linked by S.106 agreement or planning condition. The concept of credits and swaps may be applied more widely to other land uses, for example, in circumstances in outer London where a developer proposes residential development and agrees to satisfy office policy requirements for the area by making alternative office provision elsewhere in a location which is more viable for offices, possibly in the form of a 'credit'.

### **Lifetime Homes**

Ordinary homes designed to provide accessible and convenient homes for a large segment of the population from families with 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, and can be easily adapted to meet the needs of future occupants. The 16 criteria are set out and explained in [www.lifetimehomes.org.uk](http://www.lifetimehomes.org.uk) and are included in the health and wellbeing category of the Code for Sustainable Homes. They have been built upon and extended in the British Standards Institution Draft for Development (DD 266:2007) 'Design of accessible housing – Lifetime Homes – Code of practice'.

### **Lifetime Neighbourhoods**

A lifetime neighbourhood is designed to be welcoming, accessible and inviting for everyone, regardless of age, health or disability, is sustainable in terms of climate change, transport services, housing, public services, civic space and amenities making it possible for people to enjoy a fulfilling life and take part in the economic, civic and social life of the community. This can be achieved by extending the inclusive design principles embedded in the Lifetime Home standards to the neighbourhood level.

### **Local Development Document (LDD)**

These include Development Plan Documents (which form part of the statutory development plan) and Supplementary Planning Documents (which do not form part of the statutory development plan). LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

### **Local Plan (formally known as the Local Development Framework)**

The Local Plan is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. The Local Plan comprises of:

- Development Plan Documents (which form part of the statutory development plan)
- Supplementary Planning Documents

The Local Plan will also comprise of:

- Statement of Community Involvement
- Local Development Scheme
- Authorities' Monitoring Report
- Any Local Development Orders or Simplified Planning Zones that may have been added

### **Local Implementation Plans (LIPs)**

Statutory transport plans produced by London boroughs bringing together transport proposals to implement the Mayor's Transport Strategy at the local level.

### **Local / neighbourhood centres**

Typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. They may include a small supermarket (typically up to around 500 sq metres), sub-post office, pharmacy, laundrette and other useful local services. Together with District centres they can play a key role in addressing areas deficient in local retail and other services.

### **Local Planning Authority (LPA)**

The local authority or council that is empowered by law to exercise planning functions. Often the local borough or district council. National parks and the Broads authority are also considered to be local planning authorities. County councils are the authority for waste and minerals matters.

### **Local Strategic Partnerships (LSPs)**

Crosssectoral, 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.

### **Locally Significant Industrial Sites (LSISs)**

Locally Significant Industrial Sites: Smaller industrial areas which fulfil an essential function in the local economy and provide a reservoir of land for local businesses, and therefore warrant protection because of their particular importance for local industrial type functions. These sites lie outside the SIL framework, with their designation based on demand assessments conducted through the Employment Land Review.

### **London Aggregates Working Party (LAWP)**

An advisory body to both the Mayor of London and the Department of Communities and Local Government that monitors the supply and demand for aggregates.

### **London Development Database**

This provides current and historic information about development progress across all London boroughs. It is operated by the GLA, and has superseded the London Development Monitoring System.

### **London Plan**

The statutory development plan for Greater London. Borough plans must be in conformity with the London Plan.

### **Low cost market housing**

Housing provided by the private sector, without public subsidy or the involvement of a housing association, that is sold or let at a price less than the average for the housing type on the open market.

### **Low Emission Strategy**

A Low Emission Strategy (LES) is a package of measures for mitigating air pollution and carbon dioxide emissions associated with the road transport impacts of new (or significantly altered) developments.

### **Major centres**

Typically found in inner and some parts of outer London with a borough-wide catchment. They generally contain over 50,000 sq metres of retail floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions.

### **Major development (applications decided by the London Boroughs)**

Major Developments are defined as these:

- For dwellings: where 10 or more are to be constructed (or if number not given, area is more than 0.5 hectares).
- For all other uses: where the floor space will be 1,000 sq metres or more (or the site area is 1 hectare or more). The site area is that directly involved in some aspect of the development.
- Floor space is defined as the sum of floor area within the building measured externally to the external wall faces at each level. Basement car parks, rooftop plant rooms, caretakers' flats etc, should be included in the floor space figure.

### **Mayor's London Housing Strategy**

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

### **Metropolitan centres**

These serve wide catchments which can extend over several boroughs and into parts of the wider South East region. Typically they contain at least 100,000 sq metres of retail floorspace with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, service and leisure functions.

### **Metropolitan Open Land**

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.

### **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.

### **Natural England**

Natural England is the Government's statutory adviser on landscape in England, with responsibility for landscape designations such as National Parks, Areas of Outstanding Natural Beauty and Heritage Coasts. Natural England is also concerned with England's future landscapes, with involvement in planning policy and a range of environmental land management projects. Natural England incorporates the former bodies of English Nature and the Countryside Agency.

### **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.

### **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.

### **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 a 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 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.

### **Orbital rail network**

Proposed orbital rail services, being developed in conjunction with Network Rail, building on the existing core inner London orbital links and including more frequent services, improved stations and interchanges and greater integration with other means of travel. These services will be developed to meet London Metro standards.

### **Other services**

A category of community, social, leisure and personal services-based jobs. These are projected to grow strongly in the period to 2031.

### **Passive provision for electric vehicles**

The network of cables and power supply necessary so that at a future date a socket can be added easily (see also 'Active provision for electric vehicles').

### **Photovoltaics**

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

### **Planning and Compulsory Purchase Act 2004 (PCPA)**

The Act updates elements of the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduces:

- a statutory system for regional planning
- a new system for local planning
- reforms to the development control and compulsory purchase and compensation systems
- removal of crown immunity from planning controls.

### **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 non-statutory status, it will be up to boroughs to decide how to reflect the proposals in planning frameworks within their development plans.

### **Planning Policy Statements/Guidance (PPSs/PPGs)**

These are Government statements of national planning policy. Have since now been abolished.

### **Polyclinics**

Combine GP and routine hospital care with a range of wellbeing and support services such as benefits support and housing advice.

### **Preferred Industrial Location (PIL)**

Strategic industrial locations that are particularly suitable for general industrial, light industrial, storage and distribution, waste management, recycling, some transport related functions, utilities, wholesale markets and other industrial related activities.

### **Previously developed land**

(Annex B PPS3 amended June 2010) Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings.
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.
- Land in built-up areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.
- Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.

### **Policies Map (formally known as the Proposals Map)**

A supporting document illustrating the spatial policies of the adopted plans. This has replaced the UDP proposals map and volume two of the UDP. The Policies Map comprises of a large scale map sheet. This map sheet is also supplemented by a separate map booklet, comprising schedules of all sites / designations, and accompanying map sheets. The Policies Map Booklet effectively provides a gazetteer for the policies Map, which complements the DPD's themselves.

### **Primary shopping frontage**

Shopping frontage in which the council wishes to retain the ground floor use in A1 retail.

### **Protected open space**

Metropolitan open land and land that is subject to local designation (which would include essential linear components of Green Infrastructure). This land is predominantly undeveloped other than by buildings or structures that are ancillary to the open space. 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.

The value of open space not designated is considered as a material consideration that needs to be taken into account when development control decisions are made.

### **Proximity Principle**

A principle to deal with waste as near as practicable to its place of production.

### **Public Open Space**

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.

### **Public Private Partnership (PPP)**

A mechanism for using the private sector to deliver outcomes for the public sector, usually on the basis of a long term funding agreement.

### **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 Levels (PTALs)**

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.

PTALs reflect:

- 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.

PTALs do not consider:

- The speed or utility of accessible services;
- crowding, including the ability to board services; or
- ease of interchange.

### **Quiet Areas**

The Environmental Noise (England) Regulations 2006 (as amended) require that Noise Action Plans for agglomerations (including much of Greater London) include provisions that aim to protect any formally identified 'Quiet Areas' from an increase in road, railway, aircraft and industrial noise.

### **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.

### **Ramsar Sites**

Sites designated under the European Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.

### **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.

### **Regionally Important Geological Site (RIGS)**

These are identified and designated for their strategic importance for geodiversity (variety of rocks, fossils, minerals, landforms and soils that give character to the natural landscape and environment) across London.

### **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.

### **Retail hierarchy**

The hierarchy of centres as defined in Annex 2 of the London Plan. They include Metropolitan, Major, District and Local / Neighbourhood centres.

### **Retrofitting**

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

### **Scoping Report**

This includes baseline information about Ealing and identifies key environmental and sustainability issues for the Borough. The objectives and framework for conducting Sustainability Appraisals of plans and policies is set out in this report.



### **Secondary frontage**

Shopping frontage in which the council wishes to retain a proportion of the ground floor use in A1 retail, whilst supporting some complementary uses.

### **Section 106 Agreements (S106)**

These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorized by Section 106 of the Town and Country Planning Act 1990.

### **Securing the Future – New UK Sustainable Development Strategy (2005)**

The strategy builds on the 1999 strategy 'A better quality of life: a strategy for sustainable development in the UK'. The strategy has five basic principles and four agreed priorities, namely sustainable consumption and production, climate change, natural resource protection and sustainable communities.

### **Self-sufficiency**

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

### **Sequential approach**

Planning policies that require particular steps to be taken, or types of location or sites to be considered, in a particular order of preference. For example retail, commercial and leisure development should be focused on sites within town centres, or if no in centre sites are available, on sites on the edges of centres that are, or can be, well integrated with the existing centre and public transport.

### **Setting of a Heritage Asset**

Is the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

### **Shared Space**

A concept defined in the Mayor's Transport Strategy as one which suggests a degree of sharing of streetscape between different modes and street users, requiring everyone to consider the requirements, aspirations and needs of each other. Key to successful implementation of schemes is a reduction in dominance of motor vehicles in streets, especially where there are heavy pedestrian flows, and a degree of negotiation between road users. Each improvement must be designed in local context, be consulted on (including with blind and visually impaired groups) and be carefully monitored.

### **Shopmobility**

A scheme that lends manual and powered wheelchairs and scooters to members of the public with limited mobility which allows them to travel to and visit, independently and with greater ease, local shops, leisure services and commercial facilities usually within a town or shopping centre.

### **Site of Importance for Nature Conservation (SINC)**

There are three tiers of sites:

- The top tier, Sites of Metropolitan Importance, includes the best sites in London.
- The second tier comprises Sites of Borough Importance. They include woodlands, rivers, grasslands and parks where nature conservation is a primary objective of land management.
- The third tier comprises Sites of Local Importance, which provide people with access to nature close to home. They are those parks and green spaces where there is some intrinsic nature conservation value.

### **Smarter travel measures**

Techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised travel planning. They also seek to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

### **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 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.



### **Social model of disability**

The poverty, disadvantage and social exclusion experienced by many disabled people is not the inevitable result of their impairments or medical conditions, but rather stems from attitudinal and environmental barriers. This is known as 'the social model of disability', and provides a basis for the successful implementation of the duty to promote disability equality.

### **Soundscape**

The overall quality of an acoustic environment as a place for human experience.

Design might include preserving, reducing or eliminating certain sounds or combining and balancing sounds to create or enhance an attractive and stimulating acoustic environment.

### **Special Areas for Conservation (SACs)**

A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.

### **Specific Consultees**

The specific consultation bodies are listed in The Town and Country Planning (Local Development) (England) Regulations 2004 (superseded in 2012<sup>123</sup>) and relate to organisations responsible for services and utilities and infrastructure provision.

These are a list of specific bodies who must be consulted by the local authority when preparing development plan documents in which they may have an interest. As a result of amendments to the regulations there are some changes to the specific consultation bodies that local authorities will need to note.

### **The specific consultation bodies are:**

- The Mayor of London
- A relevant authority, any part of whose area is in or adjoins the area of the local authority, such as:
  - A local planning authority
  - A county council
  - A parish council
  - A police authority
  - The Coal Authority
  - The Environment Agency
  - English Heritage
  - Natural England
- The Secretary of State for Transport - in relation to functions concerning railways

by virtue of section 1 of the Railways Act 2005 (in cases where the plan affects rail provision projects, national rail projects, such as High Speed 2 or Crossrail, and/or the local Network Rail office) and the Secretary of State's function as highway authority by virtue of section 1 of the Highways Act 1980 (the Highways Agency)

- A regional development agency whose area is in, or adjoins, the area of the local authority
- Any person to whom the electronic communications code applies by virtue of a direction given under Section 106 (3)(a) of the Communications Act 2003
- Any person who owns or controls electronic communications apparatus situated in any part of the area of the local authority
- Any of the bodies from the following list who are exercising functions in any part of the area of the local authority:
  - Primary care trust
  - Person to whom a license has been granted under Section 7(2) of the Gas Act 1986
  - Sewage undertaker
  - Water undertaker.
- The Homes and Communities agency - under transitional provisions, this will be a requirement from 6th April 2010.

### **Special Protection Areas (SPAs)**

Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

### **Strategic Developments (applications referable to the Mayor)**

The planning applications that must be referred to the Mayor under the Town and Country Planning (Mayor of London) Order 2008 and any amendments hereto.

### **Strategic Environmental Assessment (SEA)**

Required under the European Directive 2001/42/EC, which has been transposed into UK Law through the Environmental Assessment of Plans and Programmes Regulations 2004. Strategic Environmental Assessment seeks to contribute to the integration of environmental considerations into the preparation and adoption of plans to promote sustainable development.

### **Strategic Housing Land Availability Assessment (SHLAA)**

An assessment of land availability for housing which informs the London Plan and borough local development documents, as set out in Planning Policy Statement 3: Housing (PPS3).

**Strategic Housing Market Assessment (SHMA)**

An assessment of housing need and demand which informs the London Plan and borough local development documents as set out in Planning Policy Statement 3: Housing (PPS3).

**Strategic Industrial Locations (SILs)**

These comprise Preferred Industrial Locations (PILs) and Industrial Business Parks and exist to ensure that London provides sufficient quality sites, in appropriate locations, to meet the needs of industrial and related sectors including general and light Industrial uses, logistics, waste management and environmental Industries (such as renewable energy generation), utilities, wholesale markets and some transport functions.

**Submission Document**

A Development Plan Document submitted to the Secretary of State for independent examination by a government-appointed planning inspector.

**Supplementary Planning Guidance / Document (SPG / SPD)**

These form part of the development plan and are prepared locally by the council or regionally by the Mayor of London and supplement the plans and proposals in the parent statutory documents. SPG/SPDs do not introduce new policies or requirements but rather assist in the interpretation and application of the existing policies and proposals and should help applicants make successful applications. They can take a number of forms, being either topic based, area based or site based documents.

**Supported housing**

Homes in which vulnerable residents are offered a range of housing related support services to enable them to live independently.

**Surface water**

Rainwater lying on the surface or within surface water drains/sewers.

**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.

**Sustainability Appraisal Objective**

Ealing has 19 Sustainability Objectives, which were formulated through the Scoping Report. Divided into social, environmental and economic categories, each of the objectives is used to appraise plans and policies in terms of their sustainability performance.

**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 development**

A widely used definition drawn up by the World Commission on Environment and Development in 1987: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs." The government has set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

**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.

**Sustainable urban drainage systems (SUDS)**

An alternative approach from the traditional ways of managing runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.

**Tall buildings**

Buildings which are substantially taller than their neighbours and/or which significantly change the skyline.

**Townscape Views**

Views from an urban space of a building or group of buildings within a townscape setting (see also Linear Views).

**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 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.

**Urban Greening**

Urban greening describes the green infrastructure elements that are most applicable in central London and London's town centres. Due to the morphology and density of the built environment in these areas, green roofs, street trees, and techniques such as soft landscaping, are the most appropriate elements of green infrastructure.

**Waterspace Area**

Covered by water (permanently or intermittently), not adjacent land that is normally dry, and including the River Brent, other rivers and canals, and reservoirs, lakes and ponds.

**West London Waste Plan**

A joint Development Plan Document prepared by the six West London Waste Authority Boroughs. The plan identifies and safeguards sufficient sites for waste management facilities in the area to satisfy the waste apportionment targets in the London Plan.

**Western Wedge**

The area of West London between Paddington and the Thames Valley.

**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.

**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 City**

A globally successful business location paralleled only by two of the world's other great cities, New York and Tokyo, measured on a wide range of indicators such as financial services, Government, business, higher education, culture and tourism.

**Zero Carbon**

(The following is subject to the Government's final definition for zero carbon)

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