

## Chapter 45 Glossary

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

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

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

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

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

**Affordable housing.** 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. (NPPF, Annex 2) ~~Includes social rented and intermediate housing (see definitions below), provided to specified eligible households whose needs are not met by the market. Affordable housing should: "meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision". The affordable housing definitions are from the NPPF: Annex 2 (Glossary). This includes 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. Where such homes meet the definition in the NPPF they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, 'low cost market' housing, may not be considered, for planning purposes, as affordable housing.~~

**Affordable rented housing.** Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). (NPPF, Annex 2)

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

**De-conversion / Amalgamation of residential units.** This is where separate dwellings within an existing a building in residential use or in new build residential scheme dwelling (often built as a single dwelling house) are amalgamated to form fewer dwellings or one home.

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

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

**Apart-hotel.** Self-contained hotel accommodation (C1 use class) that provides for short-term occupancy purchased at a nightly rate with no deposit against damages (~~ODPM Circular 03/2005~~). They will usually include concierge and room service, and include formal procedures for checking in and out. Planning conditions may limit length of stay to occupiers.

**AQMA.** See Air Quality Management Area.

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

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

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

**Areas for Regeneration.** These areas are designated in the London Plan (~~2008~~), one of which covers parts of North Kensington and the north of Hammersmith / Old Oak and Park Royal. They are the wards in greatest socio-economic need, defined on the basis of the 20 per cent most deprived wards in the London Index.

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

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

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

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

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

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

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

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

**Building Research Establishment's Environmental Assessment Methodology (BREEAM).** Is the methodology for measuring the environmental performance of nearly every land use, including schools, healthcare or bespoke uses. ~~BREEAM for new residential development (in the form of EcoHomes) has been replaced by the Code for Sustainable Homes. However, EcoHomes are still used for works to existing residential buildings, as BREEAM for refurbishment is currently being developed.~~

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

**Business Development:**

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

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

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

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

**Business Improvement Districts (BIDs).** This concept was originally developed in the USA for increasing investment within defined areas of a city such as town centres. This is achieved through

changes to local taxation, based on a supplementary rate levied on businesses within that defined area.

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

**Carbon dioxide (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.

**CCHP.** See Combined Heat and Power.

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

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

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

**CHP.** See Combined Heat and Power.

**CIL.** See Community Infrastructure Levy.

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

	4	5	6
Energy (improvement on 2006)	44 per cent	100 per cent	Zero
Water (litres/person/day)	105	80	80
Other credits needed	54	60	65

~~\*In the case of pollution, the Council requires that the one credit available for ‘GWP for insulants’ and the 3 credits available for ‘Nox emissions’ are obtained.~~

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

**Commercial waste.** Waste arising from premises which are used ~~wholly or mainly~~ for trade, business, sport, recreation or entertainment as defined in Schedule 41 of the Controlled Waste Regulations ~~1992-2012~~, is defined as commercial waste.

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

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

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

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

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

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

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

**Conservation Area Proposals Statement Appraisal (CAPSA).** ~~A document prepared under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, defining the character of the area, giving guidance in respect of any proposed developments, and including proposals for enhancement. A document which aims to describe the special historic and architectural character of an area, produced under Historic England guidance: Understanding Place: Conservation Area Designation, Appraisal and Management (2011). The documents also aim to raise public interest and awareness of the special character of their area, identify positive features which should be conserved, as well as negative features which indicate scope for future enhancements.~~

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

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

to a proposed development. This includes consideration of known contamination or where the proposed use could be particularly vulnerable to contamination.

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

~~**Core Strategy.** This was one of the suite of documents that comprised of the former Local Development Framework (LDF). This term is no longer used in the NPPF and is the name of the older iterations. An adopted Core Strategy is considered to be a development plan document and forms part of the Local Plan. A Core Strategy which is in conformity with the NPPF can be called a Local Plan.~~

**Counters Creek Storm Relief Sewer.** A sewer infrastructure project proposed by Thames Water to address sewer flooding in the Borough. Ofwat approved the funds needed to undertake the Counters Creek Sewer Alleviation Scheme in December 2014.

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

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

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

~~**Chelsea Hackney Line (also known as Crossrail 2).** This line is to link Hackney and south-west London. The precise route, the character and role of the link have not yet been finalised. This is a proposed new railway serving London and the wider South East. It would connect the National Rail networks in Surrey and Hertfordshire, via new tunnels and stations between Wimbledon, Tottenham Hale and New Southgate, linking in with London Underground, London Overground, the Elizabeth Line (Crossrail 1), national and international rail services. The route was safeguarded in 1991 (and subsequently refreshed in 2008) and a station in King's Road located between 250 King's Road and 151 Sydney Street near Chelsea Old Town Hall is proposed.~~

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

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

**Deliverable.** To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans. (NPPF, paragraph 47)

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

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

**Developable.** To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged. (NPPF, paragraph 47)

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

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

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

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

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

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

**Domestic Waste.** Waste which arises from residential properties.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Exception Test.** ~~Provides a method of managing flood risk while still allowing necessary development to occur.~~ [A method that demonstrates and helps ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.](#)

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



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

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

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

**Flood Zone.** A geographic area within which the flood risk is in a particular range, as ~~defined within~~ referred to in the PPS25-Planning Practice Guidance.

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

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

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

**Georgian buildings/period.** Buildings constructed between 1714 and 1830.

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

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

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

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

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

**Gypsy and Travellers' sites.** These are sites either for settled occupation, temporary stopping places, or transit sites for ~~people of nomadic habit of life~~ Gypsies and Travellers as defined in Annex 1 of the Planning Policy for Traveller Sites, such as travellers and Gypsies and Travellers.

**Habitable room.** Habitable rooms are all rooms except hallways, bathrooms, toilets, laundry rooms and storage cupboards. For planning purposes a habitable room is usually defined as any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such

as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition. In some circumstances, a large kitchen or kitchen dining room may be counted as a habitable room (paragraph 1.3.19 Mayor's Housing SPG, 2016). For the purposes of density calculations solely only kitchens of above 13sqm. count as habitable rooms.

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

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

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

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

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

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

~~**Household waste.** All waste collected by Waste Collection Authorities under Section 45(1) of the Environmental Protection Act 1990, plus all waste arising from Civic Amenity sites and waste collected by third parties for which collection or disposal credits are paid under Section 52 of the Environmental Protection Act 1990. Household waste includes waste from collection rounds of domestic properties (including separate rounds for the collection of recyclables), street cleansing and litter collection, beach cleansing, bulky household waste collections, hazardous household waste collections, household clinical waste collections, garden waste collections, Civic Amenity wastes, drop-off and bring systems, clearance of flytipped 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. Waste from a private dwelling or residential house or other such specified premises in Schedule 1 of the Controlled Waste Regulations 2012, and includes waste taken to household waste recycling centres. Together with trade waste this is known as Local Authority Collected Waste (LACW).~~

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

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

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

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

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

**HR/HA.** see habitable rooms per hectare.

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

**Incineration.** The burning of waste at high temperatures in the presence of sufficient air to achieve complete combustion, either to reduce its volume (in the case of municipal solid waste) or its toxicity (such as for organic solvents and polychlorinated biphenyls). Municipal solid waste incinerators recover power and/or heat. The main emissions are carbon dioxide (CO<sub>2</sub>), water and ash residues.

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

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

~~**Intermediate Housing.** Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing. (Annex 2, NPPF). Intermediate housing can include shared ownership, shared equity or intermediate rent but not affordable rented housing. To qualify for intermediate housing, the London Plan has set household income levels which are updated annually through the London Plan Annual Monitoring Report. The Monitoring Report 2016 updated the thresholds to £18,100-£90,000. Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above (see the definition of affordable housing). These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent.~~

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

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

**Large-scale office/business.** See Business Development

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

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

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

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

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

[Local Authority Collected Waste.](#) This is waste collected by the Council. See also [Municipal waste and Municipal Solid Waste.](#)

**Local Centres.** See also Neighbourhood Centres

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

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

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

**Local Plans.** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the ~~pl~~Planning and Compulsory Purchase Act 2004. ~~Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies saved under the 2004 Act.~~

~~**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.~~

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

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

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

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

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

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

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

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

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

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

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

**Major development.** Is defined in accordance with The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 as the provision of 10 or more new dwelling units (or a site area greater than 0.5 hectares) or for all other uses where the floor space is a 1,000m<sup>2</sup> or more.

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

**Medium office/ Business.** See Business Development

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

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

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

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

**Municipal solid waste (MSW).** This includes all waste under the control of local authorities or agents acting on their behalf. It includes all household waste, street litter, fly tipped material, waste delivered to Council recycling points, municipal parks and gardens wastes, Council office waste, Civic Amenity waste, and some commercial waste from shops and smaller trading estates where local authorities have waste collection agreements in place. It can also include industrial waste collected by a waste collection authority with authorisation of the waste disposal authority. MSW This is also referred to as Local Authority Collected Waste (LACW).

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

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

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

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

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

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

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

Neighbourhood Plan - A Neighbourhood Plan sets out policies in relation to development and use of land in a particular Neighbourhood Area. Neighbourhood Plans are not developed by the Council but they do have to be in general conformity with Council's Core Strategy and the London Plan. They are intended to be tools for positive planning, not a way of preventing development and in particular they cannot introduce controls that are additional to existing planning law and regulations.

Following consultation and examination a Neighbourhood Plan would be approved if it received more than 50% of the votes cast in a referendum.

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

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

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

**Nitrogen dioxide (NO<sub>2</sub>).** A stable brown gas largely produced by the oxidation of NO. NO<sub>2</sub> is more toxic than NO.

**Nitrogen oxides (NO<sub>x</sub>).** A generic term for mononitrogen oxides (usually NO and NO<sub>2</sub>).

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

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

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

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

**Particulates (or fine particles).** Are microscopic particles of varying composition. PM<sub>10</sub> is particulate matter less than 10 micrometers in diameter. PM<sub>2.5</sub> is particulate matter less than 2.5 micrometers in diameter.

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

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

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

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

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

~~**Planning 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. [Moved to Opportunity Areas]~~

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

~~**Planning Policy Statements (PPSs).** Planning Policy Guidance Notes (PPGs) and their replacements, Planning Policy Statements (PPSs), were prepared by the Government after public consultation to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. In March 2012, all PPSs were superseded and government planning policy was incorporated into a single document, the National Planning Policy Framework (NPPF).~~

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

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

~~**PPSs.** See Planning Policy Statements.~~

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

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

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

**PTAL.** See Public Transport Accessibility Level.

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



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

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

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

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

**Regeneration Areas.** See Areas for Regeneration.

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

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

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

**Residential density.** See Housing density

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

**Residual Land Value.** Residual land value is determined through deducting development costs from development value to ascertain the remaining value that is available to pay for land. A development is typically deemed to be viable if the residual land value is equal to or higher than the benchmark land value (defined above), as this is the level at which it is considered that the landowner has received a 'competitive return' and will release the land for development.

**Retail.** For the sake of this document the Council considers a retail use to equate to a shop use (Class A1 of the Use Classes Order (as revised 2005~~16~~)).

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

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

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

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

**Section 106 Agreements (also often denoted s106).** These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990. These may be used to help mitigate the specific impact of a development where it would generate additional needs e.g. on community infrastructure. ~~Planning Obligations are calculated on a case by case basis. Standard charges are calculations and measurements of the level of contribution likely to be sought by a local planning authority towards infrastructure necessitated by new development. The Government has encouraged the use of formulae and standard charges, and pooling of contributions, where appropriate.~~

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

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

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

**SFRA.** See Strategic Flood Risk Assessment.

**SHLAA.** See Strategic Housing Land Availability Assessment.

**SHMA.** See Strategic Housing Market Assessment.

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

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

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

**Small office/ business.** See Business Development

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

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

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

**Social rented housing.** Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. (Annex 2, NPPF) ~~Is rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.~~

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

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

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

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

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

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

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

~~**Strategic Housing Market Assessment (SHMA).** The aims of a Strategic Housing Market Assessment are to provide clear evidence as to what is going on in the housing market and what~~

~~the future prospects for the market may be. Objectively assessed needs for market and affordable housing are required by the NPPF. This states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community. It also requires local planning authorities to identify the size, type, tenure and range of housing that is required in particular locations, reflecting local need. A key component of the housing evidence base to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period. (NPPF, paragraph 159)~~

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

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

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

**Suitable pump device.** See FLIP Valves

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

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

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

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

**Sustainable ~~urban~~ Drainage ~~s~~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. According to the Mayor's drainage hierarchy, SUDs SuDS could include the storage of rainwater for later use, the use of infiltration techniques, such as porous surfaces, green and blue roofs in non-clay areas, the attenuation of rainwater in ponds or open water features for gradual release and the attenuation of rainwater by storing in tanks or sealed water features for gradual release.

**~~Sustainable communities.~~** ~~Places where people want to live and work, now and in the future; that meet the diverse needs of existing and future residents, are sensitive to their environment and~~

~~contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.~~

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

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

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

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

**Thames Tideway Tunnel.** A Nationally Significant Infrastructure Project which will capture the flows of storm sewage from over 30 sewer overflow points along the River Thames. The tunnel will run approximately 25 kilometres through the heart of London, and up to 75 meters beneath the River Thames, broadly following the path of the river.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



THE ROYAL BOROUGH OF  
KENSINGTON  
AND CHELSEA

[www.rbkc.gov.uk/planningpolicy](http://www.rbkc.gov.uk/planningpolicy)