

Acronym buster and glossary

Terms	Description
Accessibility	The ability of people to move around an area and to reach places and facilities. This includes pensioners and disabled people, those with young children and those encumbered with luggage or shopping.
Active Frontage	Building frontage where there is an active visual engagement between those on the street and those on the ground floors of buildings .
Active travel	All modes of transport that involve physical exertion and can benefit individual health, primarily through walking and cycling.
Adoption	Development Plan Documents and the Statement of Community Involvement are described as being adopted when they have been through an independent examination. When they are adopted by the Enfield Council they come into force. Supplementary Planning Documents are adopted by Enfield Council but do not have to go through independent examination first.
Affordable housing	<p>See London Plan</p> <p>Housing for sale or rent, for those who needs are not met by market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</p> <ul style="list-style-type: none"> • Affordable housing for rent- meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent) • Starter homes- Generally a starter home is a compact house or flat specifically designed and built to meet the requirements of young people buying their first home per Sections 2 and 3 of the Housing and Planning Act 2016 . • Discounted market sales housing- is that sold at a discount of at least 20% below local market value. Eligibility is based on local incomes and local house prices and provisions should be in place to ensure housing remains at a discount for future eligible households. • Other affordable routes to home ownership- this includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent)

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	<ul style="list-style-type: none"> London Affordable Rent and Social Rent homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator’s Rent Standard Guidance. The rent levels for Social Rent homes use a capped formula and London Affordable Rent homes are capped at benchmark levels published by the GLA. Rents for both are significantly less than 80 per cent of market rents, which is the maximum for Affordable Rent permitted in the NPPF. More detail is contained within the Mayor’s Homes for Londoners Affordable Homes Programme funding guidance 61. These homes will be allocated in accordance with need (based on the borough’s allocations policy). London Living Rent (LLR) offers Londoners on average incomes a lower rent, enabling them to save for a deposit. The Mayor is introducing LLR as an intermediate affordable housing product with low rents that vary by ward across London. Where funded by the Greater London Authority, LLR will be a Rent to Buy product, with sub-market rents on time-limited tenancies, which will help households on average income levels to save for a deposit. As London Living Rent can be a step to homeownership, it can be considered as an affordable homeownership product.
Affordable workspace	Workspace that is provided at rents maintained below the market rate for that space for a specific social, cultural, or economic development purpose.
Agent of change	The principle that places the responsibility of mitigating the impact of nuisances from existing nuisance generating uses on the proposed new development.
Air Quality Management Area (AQMA)	An area which a local authority has designated for action, based upon a prediction that Air Quality Objectives will not be met.
Amenity	The features of an area, place, open space, building or habitable room that contribute to its attractiveness and comfort. Harm can be caused to amenity though excessive overlooking or enclosure, loss of privacy, loss of outlook and loss of daylight and sunlight. The degree of harm will always be assessed on a case by case basis.
Amenity space	Element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.
Area of nature deficiency	Areas where people have to walk more than one kilometre to reach a publically accessible Metropolitan or Borough Site of Importance for Nature.
Article 4 Direction	A tool used by local planning authorities to remove some or all permitted development rights that apply to a particular site or area.
Archaeological Priority Area (APA)	Every London borough has Archaeological Priority Areas (APA) defined in their local plan. They are areas defined for planning purposes where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries.

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Area Action Plan (AAP)	A Development Plan Document which sets out a strategy for the future planning of areas with a concentration of proposals for where changes are envisaged.
Authority Monitoring Report (AMR)	This requirement for a local authority to produce an Authority Monitoring Report (AMR) is set out in Section 113 of the Localism Act 2011. The Act requires every local authority to produce a set of reports containing information on the implementation of the Local Development Scheme, the progress and effectiveness of the Local Plan and the extent to which planning policies set out in the Local Plan documents are being achieved.
Biodiversity	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. From January 2024 most major planning applications are required to demonstrate biodiversity net gain using the DEFRA biodiversity metric (see below).
Biodiversity Action Plan (BAP)	A strategy prepared for a local area aimed at addressing threatened species and habitats and is designed to protect and restore biological systems.
Biodiversity offsets	Measures to improve existing or create replacement habitat where there are unavoidable impacts on wildlife habitats resulting from development or change of land use.
Build to rent (BtR)	Purpose built housing that is typically 100% rented out. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control
BREEAM	Building Research Establishment Environmental Assessment Method (BREEAM) assessment evaluates the procurement, design, construction and operation of a development against a range of targets based on performance benchmarks. It focuses on sustainable value across range of categories.
Brownfield land /sites	Previously developed land/sites which are or were occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
Carbon dioxide (CO2)	Principal greenhouse gas related to recent global heating and climate change.
Class E (Use class)	A new use class introduced by the Business and Planning Act 2020. 'Class E' is a broad category of commercial, business and service uses, which amalgamates former uses classes such as Class A1 (retail), Class A2 (financial and professional services), A3 (restaurants/cafes), B1 (offices) along with health/medical uses, creches, nurseries (all formerly D1 uses) and indoor sports/recreation (formerly D2 use). Permission is not required to change between any of the uses within Class E.
Climate change	Climate change refers to a large-scale, long-term shift in the planet's weather patterns and average temperatures.
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.
Community	A 'Community' includes all individuals, groups and organisations that live,

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	work and operate within specific geographic areas.
Community Infrastructure Levy (CIL)	A levy that allows local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The money can be used to support development by funding infrastructure that the Council, local community and neighbourhoods want.
Commercial uses/ floorspace	Uses / floorspace that supports any employment-generating activity, including shops, financial and professional services, cafes, restaurants, pubs or drinking establishments, take aways, office, research and development facilities, light industry, general industry, storage or distribution uses, gymnasiums, indoor recreational facilities, clinics, health centres, creches, nurseries, day centres, schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, law courts, cinemas, concert, bingo and dance halls.
Community facilities	<p>Buildings which enable a variety of local activity to take place including, but not limited to, the following:</p> <ul style="list-style-type: none"> • Schools and other educational facilities • Libraries and community centres • Doctors surgeries, medical centres and hospitals • Museums and art galleries • Child care centres • Sport and recreational facilities • Youth clubs • Playgrounds • Places of worship • Emergency services <p>Some community activities can also be provided via privately run facilities (e.g. pubs and shops).</p>
Comparison retail/shopping	These refer to shopping for things like clothes, electrical items, household and leisure goods. Comparison goods are bought relatively infrequently, so consumers usually evaluate prices, features and quality before making a purchase.
Compulsory Purchase Order (CPO)	A legal function that allows certain bodies which need to obtain land or property to do so without the consent of the owner.
Conservation area	An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Conservation area appraisal	A document defining the special architectural and historic interest which warrants the designation of the conservation area.

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Conservation Area Management Plan	<p>A conservation area management plan outlines the way in which the council will seek to preserve or enhance a conservation area and how it will monitor this.</p> <p>Not all conservation areas have a management plan. In fact, around 75% of conservation areas around the country don't have one. In some cases, often when a conservation area has declined, a management plan is developed as part of efforts to enhance it.</p>
Convenience retail/shopping	These refer to shopping for everyday essential items like food, drink, newspapers and confectionery
Core Strategy	A development plan document which sets out the long term spatial vision and strategic objectives of the planning framework for an administrative area. It identifies where new development will take place, its type and scale, protects what is valued about the area and includes the policies needed to deliver the vision and objectives. It is prepared in line with the sustainable community strategy.
Creative and digital industries	Industries which have their origin in individual creativity, skill and talent which have a potential for wealth and job creation through the generation and exploitation of intellectual property (IP) rights. Potential businesses in the following sectors: visual arts; fashion; architecture; information technology; photography; health tech; museums, galleries and libraries; software and applications; visual effects; broadcasting; publishing; games; design; film and tv; creative tech; performing arts; crafts; advertising and media; music; and animation.
Crossrail 2	Crossrail 2 (formerly known as the safeguarding Chelsea- Hackney Line) will link north east and south-west London. The route alignment is currently being considered by TfL.
Design Codes	The Levelling Up and Regeneration Act 2023 sets out the Government's intention for all Local Planning Authorities to prepare statutory design codes covering their entire area. These provisions have yet to come into force with further secondary legislation expected. Codes will likely follow the format set out in the National Model Design Code.
Design Review Panel	This is an independent body comprising of architects, urban designers, landscape architects, engineers, transport planners, heritage experts and other design related professionals with a local interest and recognised expertise in their field. The Panel assesses pre-application schemes within the borough, ideally at an early stage in the design and planning process, and occasionally post-application schemes with a view to achieving high-quality design.
Development	"The carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material changes in the use of any building or other land." (Town & Country Planning Act (1990) Part III Section 55).
Developer contributions	This term refers to planning obligations delivered through section 106 agreements, section 38 agreements and section 278 Agreements, as well as money collected through the community infrastructure levy (CIL). These tools are used to secure

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	financial and non-financial contributions (including affordable housing and employment, business and skills provision) or other works to provide infrastructure to support and mitigate the impact of development.
Development Plan	<p>At a local level the development plan sets out the local planning authority's policies and proposals for the development and use of land and buildings in the authority's area and forms the basis for decisions on planning applications.</p> <p>This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.</p>
Development Plan Documents (DPDs)	These include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be an adopted proposals map which illustrates the spatial extent of policies. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise.
Decentralised energy	Decentralised energy broadly refers to energy that is generated off the main grid, including micro-renewables, heating and cooling. Combined heat and power (CHP) is a form of decentralised energy. It is a highly efficient process that captures and utilises the heat that is a by-product of the electricity generation process.
DEFRA (Department for Environment, Farming and Agriculture) biodiversity metric	An effective tool of accounting for the impacts of a proposal on biodiversity and demonstrating that a net gain will be delivered. It also provides flexibility and encourages projects to consider biodiversity from the outset. Use of the metric rewards schemes that minimise their impacts but also gives options to developers in terms of whether necessary mitigation is delivered on or off site. A minimum 10% net gain will be expected unless national standards increase this in the future. In order to properly inform applications, surveys will be required in line with the latest British Standard (BS42020 2013 or its replacement).
Duty to cooperate (DtC)	The Localism Act (2011) places a 'duty to cooperate' on all local authorities and a number of other public bodies which requires on-going, constructive and effective engagement to develop strategic policies and consider joint approaches to plan making.
Early education and care facilities	The terms refer to places where a number of children under five years of age are brought together during part or all of a working day on a regular basis where they can play, learn and receive care (e.g. primary school nurseries, children's centres, pre-school and 'wrap-around' childcare). In the case of further and higher education developments, applicants will be expected to provide evidence of the relevant certification from the Department for Education as well as details of student and staff numbers, enrolment criteria and curriculum details.

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Employment Land Review/ELR	The study provides a detailed evidence base from which an appropriate supply of employment land and premises can be planned for. The latest study was undertaken by Stantec in collaboration with Grant Mills Wood and Enfield Council in 2023
Employment generating uses	Any use which involves an element of employment.
Energy efficiency	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 hierarchy	A framework guiding UK energy policy as follows: Use Energy Efficiently (by turning off lights and appliances after use); Use Renewable Energy (wherever possible); Supply Remaining Energy efficiently (by using decentralised technology such as CHP systems). Following this hierarchy meets energy demand in the most efficient way and also reduces emissions of carbon dioxide (CO2).
Environment Agency (EA)	A UK Government agency responsible for environmental regulation. Its legal duty is to protect and improve the environment of England and Wales. Created in 1996.
Equalities Impact Assessment (EqIA)	The purpose of an Equalities Impact Assessment (EqIA) is to assess whether a plan or policy affects different groups of people in different ways, in accordance with The Equality Act 2010.
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.
Examination	Presided over by a Planning Inspector or a Panel of Inspectors appointed by the Secretary of State; this can consist of hearing sessions, or consideration of written representations to consider whether the policies and proposals of the local planning authority's Development Plan Documents are sound.
Family housing	The London Plan 2021 defines family housing as a dwelling that by virtue of its size, layout and design is suitable for a family to live in and generally has three, four, five, or more bedrooms.
Fluvial flooding	Occurs when rivers overflow and burst their banks, due to high or intense rainfall which flows into them.
FRA/Flood Risk Assessment	In circumstances where the Environment Agency consider there is a risk of flooding, they may require a Flood Risk Assessment to accompany a planning application
Full fibre	Full fibre is the next generation of internet broadband. Full fibre is a fibre-optic broadband connection that goes directly to your property. It's also referred to as 'fibre-to-the-premises' (FTTP), in contrast to 'fibre-to-the-cabinet' (FTTC) that combines traditional copper cables with some fibre optic cables. It provides the fastest internet speeds available in the UK, and offers the most consistent, reliable connection, sometimes known as a gigabit connection.

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Groundwater Source Protection Zone (SPZs)	SPZs are non-statutory areas designated by the Environment Agency which indicate those areas where groundwater supplies are at risk from potentially polluting activities and accidental releases of pollutants. SPZs are primarily a policy tool used to control activities close to water supplies intended for human consumption.
Integrated Impact Assessment (IIA)	Integrated Impact Assessment (IIA) is a systematic decision support process, aiming to ensure that environmental and possibly other sustainability aspects are considered effectively in policy, plan and programme making.
Independent Examination	The process of determining whether a Local Plan is sound, presided over by a Planning Inspector or Panel of Inspectors appointed by the Secretary of State; this may consist of hearing sessions, or consideration of written representations to consider if the policies and proposals of the local planning authority's Development Plan Document are sound.
Infrastructure Delivery Plan (IDP)	This is a live programme of the borough's infrastructure priorities and projects over the course of the plan period and beyond.
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 is the strategic citywide government for London. It is made up of a directly elected Mayor (the Mayor of London) and a separately elected Assembly (the London Assembly).
Green Belt (Metropolitan)	An area of countryside or land that is protected from inappropriate development in order to prevent the sprawl of existing built-up areas and to protect the openness of the countryside. Green Belts are not designated for their beauty or character, although there are many areas of high landscape quality within the Green Belt. The Metropolitan Green Belt is the protected open space that surrounds Greater London.
Green Chain	Green chains are areas of linked open spaces accessible to the public which provide way-marked paths and other pedestrian and cycle routes. They also enable flora and fauna to migrate around the borough and beyond. Some green chains are designated as Metropolitan Open Land (MOL). The definition covers anything from open spaces, footpaths, river corridors, canals/ towpaths, bridleways, disused railways and railway sidings and can predominantly be found in or adjacent to the New River, Turkey Brook, Salmons Brook and Pymmes Brook and in the vicinity of Boxers Lake.
Green corridor	Relatively continuous areas of open space leading through the built environment, which may be linked to each other and to Metropolitan Open Land 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 more commonly used goods and services, are less harmful to the environment.
Green roofs/wall	Planting on roofs or walls to provide climate change, amenity, food growing and recreational benefits.

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Gypsy and Traveller site	Site for settled occupation, temporary stopping place or transit for gypsies and travellers.
Habitable room	A habitable room is any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, corridors, hallways, utility rooms or similar should not be considered habitable rooms.
Habitable floorspace	Habitable floorspace is all floorspace with a floor to ceiling height of 1.5m or over within a habitable room. Floorspace within habitable rooms with a floor to ceiling height of between 0.9m and 1.5m is counted as 50 per cent of its floor area and any floor area with a floor to ceiling height lower than 0.9m is not counted as habitable floorspace.
Habitat Regulation Assessment (HRA)	An assessment undertaken for plans and projects which have the potential to affect designated sites of nature conservation importance.
Heat island effect	Can also referred to as the urban heat island effect and is an effect where the average temperature of an area is higher than nearby rural areas.
Health Impact Assessment (HIA)	Health Impact Assessment (HIA) is used as a systematic framework to identify the potential impacts of a development proposal, policy or plan on the health and wellbeing of the population and highlight any health inequalities that may arise. HIA should be undertaken as early as possible in the plan making or design process to identify opportunities for maximising potential health gains, minimising harm, and addressing health inequalities.
Heat network	Heat networks distribute heat or cooling from a central source or sources, and deliver it to a variety of different customers such as public buildings, shops, offices, hospitals, universities and homes. By supplying multiple buildings, they avoid the need for individual boilers or electric heaters in every building. In Enfield, Energetik is delivering a new heat network across the borough.
Heat network zone	Heat network zones are areas designated through the Energy Act 2023 and associated regulations by virtue of being appropriate for the construction and operation of one or more district heat networks. These are overseen by a Heat Network Zone authority. The regulations also set out the role of Zone coordinator which may be a local authority.
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
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 assets include designated heritage assets (such as Conservation Areas, statutory listed buildings and registered parks and gardens) and undesignated heritage assets identified by the local planning authority (such as the Local Heritage List).
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

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	domestic properties, street cleansing and litter collection, 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.
Houses in Multiple Occupation (HMO)	Shared dwelling houses permanently occupied by members of more than one household as their only or main residence, who share basic amenities such as a kitchen or bathroom.
Housing Association	Independent non-profit making bodies that provide low-cost social housing for people in housing need.
Housing and Economic Land Availability Assessment (HELAA)	Sometimes known as a Strategic Housing Land Availability Assessment (SHLAA). An assessment of the total amount of land suitable, available and achievable for residential or commercial use awaiting development.
Infrastructure	Term used to describe the facilities and services necessary for local people to live their everyday lives. Infrastructure can take many forms; it can be defined in physical, green and social terms, and can range from strategic provision, such as a new road or school, to the creation of a local play-space.
Inclusive design	Inclusive design results in an environment which everyone can use, to access and benefit from the full range of opportunities available; confidently, independently, with choice and dignity, which avoids separation or segregation and is made up of places and space
Issues and Options and Preferred Options	The "pre-submission" consultation stages on Development Plan Documents with the objective of gaining public consensus over proposals ahead of submission to government for independent examination.
Large-scale purpose built shared living	Large-scale purpose-built shared living developments are a new type of housing that is typically classed under use class sui generis, typically with substantial communal facilities and where homes are not fully self-contained. They are similar to student or specialist care accommodation in this respect but are not limited to a specific group or type of residents.
Local Development Documents (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).
Local Development Framework	Term used to describe a folder of documents, which includes all the local planning authority's local development documents setting out the council's aspirations for the future development.
Local Nature Reserve (LNR)	A statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.
Local Plan	The Local Plan contains a series of local development documents (LDDs) that set out how the borough will change and develop in the future and how its places and environs will be protected and enhanced, these are drawn up by the Local Planning Authority.

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London Plan	The Mayor of London is responsible for producing a planning strategy for the capital. This replaces the previous strategic planning guidance for London (known as RPG3), issued by the Secretary of State. The London Plan is the name given to the Mayor's spatial development strategy. The latest London Plan was adopted in 2021.
London Plan Apportionment (waste)	Allocates to each individual borough a given proportion of London's total waste (expressed in tonnes) for which sufficient sites for managing and processing waste must be identified within their Local Development Frameworks
Local Planning Authority (LPA)	The local authority or council that is empowered by law to exercise planning functions.
Locally Significant Industrial Sites (LSIS)	Defined in the London Plan and are important employment generating sites in the borough.
Legibility	The degree to which a place can be easily understood and traversed.
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.
Listed buildings	Statutory Listing means that the building is protected by law. This protection extends over the whole building including its interior. It also extends to any object or structure fixed to the building as well as to any freestanding objects or structures, which lie within the curtilage of the building and were erected before 1 July 1948. Listed Building Consent is required for any works that might affect the special interest of the listed building.
Liveability	Refers to the suitability and desirability of an environment or dwelling for living.
Locally listed buildings	The Council maintains a list of buildings of local architectural or historic interest which it believes are worthy of conservation. Local listing brings with it no additional planning controls but is a material consideration when planning applications are considered.
London Plan Central Activities Zone (CAZ)	An area defined in the London Plan where planning policy promotes finance, specialist retail, tourist and cultural uses and activities.
London Plan Opportunity Area	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
Main town centre uses	Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

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Major Development	<p>Development involving any one or more of the following:</p> <ul style="list-style-type: none"> a) the winning and working of minerals or the use of land for mineral-working deposits; b) waste development; c) the provision of dwelling-houses where – i) the number of dwelling-houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within paragraph (c)(i); d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or e) development carried out on a site having an area of 1 hectare or more.
Material consideration	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
Meanwhile Use	The temporary use of vacant buildings or land for a socially beneficial purpose until such a time that they can be brought back into commercial use again.
Metropolitan Open Land (MOL)	Extensive areas of land bounded by urban development around London that fulfils a similar function to Green Belt and is protected from inappropriate development by land-use planning policies.
Mixed-use development	A well-integrated mix of land uses (retail, employment, leisure and other service uses) with decent homes of different types and tenures to support a range of household sizes, ages and incomes.
Monitoring indicators	Generally, include three types of indicators: contextual indicators, output indicators and local indicators including significant effects indicators. Contextual indicators provide the background information of the Borough such as population, ethnic composition, crime statistics, local history/distinctiveness etc. Output indicators are used to measure policy targets. Some local indicators as significant effects indicators measure the significant effects of the plan or programme along with sustainability appraisal objectives. Some indicators reflecting cross-cutting issues (for example crime figures) provide valuable information to help identify any unintended and unforeseen consequences. Getting continual feedback from monitoring indicators will enable the Council to identify the necessary action to attain the desired outcomes.
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.
National Planning Policy Framework (NPPF)	The framework sets out the Governments requirements on planning policy for England and how it expects them to be applied.
National Planning Practice Guidance (NPPG)	Planning practice guidance published to help explain how the national planning policy framework should be applied.

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Natura 2000 network	The designated network of protected sites established under EU law and transferred into the Conservation of Species and Habitats Regulations 2017 (includes SPA, SAC, Ramsar).
Neighbourhood Plan	A statutory plan prepared by a neighbourhood forum that introduces non-strategic planning policies in a designated neighbourhood area.
North London Waste Authority (NLWA)	North London's statutory waste disposal authority. The NLWA's main function is to arrange the disposal of waste collected by its seven constituent boroughs. These boroughs are Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest.
North London Waste Plan (NLWP)	The Waste Development Plan Document being produced for north London, also referred to as the Waste Development Plan Document.
Open space	All land in London that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers the broad range of types of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted.
Opportunity Areas	London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.
Permitted Development (or Permitted Development Rights)	Permission to carry out certain limited forms of development without the need to make an application to a local planning authority, as granted under the terms of the Town and Country Planning (General Permitted Development) Order, or in some cases subject only to a prior approval process.
Permissive paths	Paths over which the public do not have a right of way but over which permission has been given to the public to use them.
Permeability	The degree to which an area has a variety of pleasant, convenient and safe routes through it.
Planning and Compulsory Purchase Act 2004	National planning legislation from central government aimed at improving the planning process and enhancing community involvement in it. Visit https://www.gov.uk/government/organisations/department-for-communities-and-local-government .
The Regulations for the Planning & Compulsory Purchase Act 2004	Town and Country Planning (Local Planning) (England) Regulations 2012 set out the public participation and consultation required when preparing and revising a local plan. Regulations 18, 19, 20 relate to informal and formal consultations for Stage 2 of local plan preparation. Regulation 24 relates to Stage 3 or independent examination of the document.

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Planning guidance	Non-statutory strategy and policy documents which inform or amplify policies in planning policy at the local level. These will include old style supplementary planning guidance, supplementary planning documents set out in the council's local development scheme/local plan delivery programme, town centre strategies, parish plans, design guidance and in future Design Codes, concept statements, site development briefs and master plans. These will normally be prepared by the council or endorsed by it where they are prepared by third parties.
Planning condition	A requirement attached to a planning permission to limit, control, or direct the manner in which a development is carried out.
Planning performance agreement (PPA)	A project management tool which sets timescales for actions between the local planning authority and an applicant. It should cover the pre-application and application stages but may also extend through to the post-application stage. A planning performance agreement provides greater certainty and transparency in the process for determining a large and/or complex planning application and can help to ensure that a clear and efficient process is in place for dealing with an application.
Planning obligation/financial contribution	Requirements made of a developer to make planning permission acceptable. This could include matters such as the provision of affordable housing as part of the scheme, or a financial contribution towards off site works such as highway improvements.
Previously developed land (PDL)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This 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; and 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.
Policies Map	The Policies Map (formally called the Proposals Map) illustrates all site-specific policies in all Local Plan documents in map form.
Public House	The licensed premises must be open to and welcome the public without requiring membership or residency, allow free entry (1), serve at least one draught beer or cider (2), allow drinking without requiring food to be consumed, have at least one indoor area not laid out for meals, and permit drinks to be purchased in person at a bar (3), without relying on table service. 1. Except when entertainment is provided on limited occasions

Terms	Description
	<p>2. Includes cask or keg beer or cider. References to 'cider' should be read as 'cider and perry'</p> <p>3. Includes also a hatch or specific service point</p>
Public realm	The space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.
Public Transport Accessibility Level (PTAL)	Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network. They range from 6 (excellent) through to 1 (very poor).
RAMSAR Site	Wetlands of international importance designated under the Ramsar Convention
Recreational Mitigation Strategy (RMS)	A strategy to provide mitigation to be funded through developer contributions to address the impacts of additional recreational visitors on designated habitat sites and provide legal certainty that a Local Plan will not have likely significant effects those sites.
Recreational Zone of Influence (Zoi)	A zone or area around a protected habitat site agreed with Natural England based on visitor surveys in which development that occurs could have likely significant effects on the site due or recreational impacts.
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.
Registered Park and Garden	The Historic England 'Register of Parks and Gardens of Special Historic Interest in England', established in 1983, currently identifies over 1,600 parks and gardens assessed to be of particular significance.
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.
Stakeholder	A person, group, company, association, etc. with an economic, professional or community interest in the district or specific part of it, or that is affected by local developments.
Section 106 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.
Secured by design	Police flagship initiative supporting the principles of designing out crime, e.g. windows and doors that carry secured by design approval and have been assessed to provide a high degree of resistance to break-ins.
Sequential approach/sequential testing	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.

Terms	Description
Scheduled Ancient Monuments (SAM)	(Class 1 Archaeological Areas) – Archaeological remains which enjoy special protection by virtue of being scheduled under the Ancient Monuments and Archaeological Areas Act 1979.
Sites of Importance for Nature Conservation	A non-statutory designation that seeks to protect areas of high wildlife value at a local level.
Sites of Special Scientific Interest (SSSI)	Land considered to be of special interest due to its flora, fauna, geological or geographical features under the Wildlife and Countryside Act 1981 (amended in 1985).
Site Allocation	A Development Plan Document identifying sites for specific types of land use and any requirements related to them.
Small and Medium Enterprise (SME)	Business with more than 10 and less than 250 employees.
Social infrastructure	A wide variety of services that are essential to the sustainability and wellbeing of a community. This includes educational facilities, health services, sports and leisure facilities, libraries, jobs brokerage centres, community space and faith facilities, cultural facilities and meeting rooms, halls and pubs.
Social rented housing	Rented housing owned and managed by local authorities and registered social landlords, for which guideline targets rents are determined through the national rent regime.
Soundness	<p>What does a 'soundness test' include?</p> <ul style="list-style-type: none"> a) Positively prepared; b) Justified; c) Effective; and d) Consistent with National Policy. <p>For further details see: https://www.gov.uk/guidance/national-planning-policy-framework/3-plan-making</p>
Spatial development	Refers to changes in the distribution of activities and the linkages between them in terms of the use and development of land
Special Area of Conservation (SAC)	A site defined in The Conservation of Habitats and Species Regulations 2017 to protect habitats and species.
Special Protection Area (SPA)	Areas which have been identified in The Conservation of Habitats and Species Regulations 2017 as being of international importance for certain breeding, feeding, wintering or migration of rare and vulnerable species of bird populations found within the UK.
Specialist housing	Housing which meets the specialised housing needs of groups such as the elderly and disabled people.

Terms	Description
Statement of Community Involvement	Sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.
Statement of compliance	The statement of compliance must be submitted to the secretary of state at submission stage. It sets out how the statement of community involvement has been followed in the preparation of the document, the main issues raised and how these have been addressed.
Statutory bodies or consultees	<p>These include appropriate 'Specific, Government and General' consultation bodies in accordance with Regulation 25 of the Town and Country Planning Act 2004 Regulations. Examples include:</p> <ul style="list-style-type: none"> • Natural England • Historic England • The Environment Agency • National Highways • Greater London Authority • Sport England • Active Travel England
Strategic Access Management Measures (SAMMs)	Enfield Council collects contributions from applicants in some areas of the borough to pay for measures to mitigate the harmful impacts of additional visitors in Epping Forest Special Area of Conservation (SAC) as part of the council's recreational mitigation strategy. This enables the council to rule out the possibility of likely significant effects on the SAC.
Strategic Environmental Assessment and Sustainability Appraisal (SEA/SA)	A generic term used internationally to describe environmental assessment as applied to policies, plans and programmes.
Strategic Housing Market Assessment (SHMA)	An assessment of housing need in the borough, including the need for different types and tenures of housing and housing to meet the needs of specialist groups.
Strategic Industrial Location/Land (SIL)	An industrial area identified in the London Plan as being of strategic importance for industrial, logistics and related employment uses that support the functioning of London's economy.
Suitable Alternative Natural Greenspaces (SANGs)	Enfield Council collects contributions from applicants in some areas of the borough to pay for greenspaces enhancement in Enfield to help mitigate the harmful impacts of additional visitors in Epping Forest Special Area of Conservation (SAC) as part of the council's recreational mitigation strategy. This enables the council to rule out the possibility of likely significant effects on the SAC.

Terms	Description
Sui generis [use class]	Uses which do not fall within any Use Class, including scrap yards, petrol filling stations, nightclubs, taxi businesses, and casinos, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. Yards, petrol filling stations, nightclubs, taxi businesses, and casinos, as defined under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.
Sustainable communities	Places where people want to live and work, now and in the future.
Sustainable development	A widely used definition drawn up by the World Commission on Environment and Development: "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."
Sustainable drainage systems (SuDS)	A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than the conventional practice of routing run-off through a pipe to a watercourse.
Sustainable development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainability Appraisal (SA)	A systematic process, required by the Planning and Compulsory Purchase Act 2004 and incorporating the requirements of the SEA Directive, aimed at appraising the social, environmental and economic effects of plan strategies and policies and ensuring that they accord with the objectives of sustainable development.
Supplementary planning document (SPD)	A local development document that has not been subject to independent testing and does not have the weight of development plan status. SPDs replace supplementary planning guidance that was part of the old planning system. SPDs also help to amplify the policies contained in development plan documents.
Townscape	The configuration of buildings and the space between them.
Town centre	Areas defined in the local plan occupied by Main Town Centre uses providing a range of commercial, cultural, and civic activities, including shopping, leisure, entertainment, culture and social and community facilities.
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.
Tree preservation order (TPO)	Usually made by a local planning authority to protect specific trees (or a particular woodland) from deliberate damage and destruction, which could include felling, lopping, topping, uprooting or otherwise wilful damage.
Trees of value	Trees that have the capacity to deliver eco-system benefits in the form of absorbing carbon dioxide (the main greenhouse gas) and producing oxygen and to filter, absorb and reduce other pollutant gasses including sulphur dioxide, carbon monoxide, nitrogen dioxide and ozone. To achieve improved air quality, trees of value will have large deciduous canopies or have the potential to develop such in the future.

Terms	Description
Urban greening	The process of providing appropriate types of green infrastructure, such as green roofs and street trees, in urban areas.
Use Classes Order	The Town and Country Planning (Use Classes) Order puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.
Viability appraisal	An assessment of the financial viability of a development to determine the maximum level of affordable housing and other policy requirements that can be provided.
Viability review mechanism	A review of development viability defined within a section 106 agreement enabling the reassessment of development viability after permission has been granted, at an early, mid or late stage in the development process. These mechanisms address uncertainties in the application stage assessment of viability to enable the maximum level of affordable housing provision of the lifetime of a proposal.
Windfall housing	Is generally any residential development that is given planning permission on land or buildings not specifically allocated for residential development in LDF.
Work-live space	The flexible use of buildings and space to allow both functions within them.
Water space	Blue/water space.
Zero-carbon	Activity that causes no net release of carbon dioxide and other greenhouse gas emissions into the atmosphere.
Zero-emission	Activity that causes no release of air pollutants and carbon dioxide or other greenhouse gases.
5G	A new type of telecommunications technology operating on a different radio spectrum to existing technologies.