

# New Southwark Plan

## Glossary

**This glossary provides guidance on the meaning of terms which are specific to the New Southwark Plan. Refer to the NPPF and the London Plan for terms not defined here.**

**Action Areas** are the parts of Southwark which are expected to undergo change in the coming years. These include Peckham and Nunhead, Old Kent Road, Canada Water, Camberwell, Aylesbury and Bermondsey. We may produce Area Action Plans or supplementary planning documents to ensure that development happens in the most beneficial way within our Action Areas.

**Action Area Cores** are the areas within Action Areas with the capacity for significant change in the coming years.

**Active design** is an approach to the development of buildings, streets, and neighbourhoods that uses architecture and urban planning to make daily physical activity more accessible and inviting.

**Active frontages** add interest, life and vitality to the street and public realm. Buildings should have active frontages that have:

- Frequent doors and windows without blank walls
- Articulated facades with bays and porches
- Lively internal uses visible from the outside, or spilling onto the street
- Concentrations of activity at a particular points.

**Air quality neutral** means that a development must neutralise nitrogen oxides (NO<sub>x</sub>) and particulate matter (PM10) emissions against the benchmarks set out in the Mayor's Sustainable Design and Construction SPG.

**Amenity Space** is a garden or balcony that is used for the day-to day activities of a household, such as clothes drying, relaxation, play and gardening.

**Archaeological Priority Zones** are areas where there is potential for significant archaeological remains. Planning applications within these areas must be accompanied by an archaeological assessment and evaluation of the site, including an assessment of the potential impact of the proposed development on the significance of archaeological remains.

**Area Action Plans** are development plan documents that provide a planning framework for a designated Action Area.

**Authority Monitoring Report (AMR)** is a report produced by the council to monitor the performance of planning policies using a range of different indicators, including housing delivery.

**Borough Open Land** is designated open space of borough importance. It must meet all of the following criteria:

- An area of borough importance to Southwark;
- A clearly distinguishable open space;
- Land that contains features or landscapes of historic or recreational value at a borough level;
- It must not be Metropolitan Open Land.

**Building Research Establishment Assessment Method (BREEAM)** measures the environmental performance of commercial buildings by assessing water, waste, energy and travel usage.

**Business space** refers to uses including offices (Use Class B1), factories (Use Class B2) and warehouses (Use Class B8).

**Central Zone** areas are mixed use areas including a range of commercial uses alongside housing. They are typically characterised by denser development and tend to have excellent levels of public transport accessibility

**Code for Sustainable Homes (CfSH)** is a national standard to guide the sustainable design and construction of homes. The Code was withdrawn on March 2015 and only applies to legacy cases. The Code gives a sustainability rating to development which ranges from 1(\*) to 6(\*\*\*\*\*). The higher the rating the more sustainable a home is. The assessment includes efficiency in energy, water, waste, materials, ecology and surface water run-off.

**Community facilities** are defined by the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. Community facilities include:

- Leisure and culture facilities (including arts, entertainment and sport facilities)
- Community centres and meeting places (including places of worship)
- Libraries
- Facilities for children (from nursery provision to youth clubs)
- Education (including adult education)
- Healthcare facilities

**Conservation Areas** are areas of special architectural or historic interest whose character or appearance is protected. They have to be formally designated under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Context** refers to the setting of a site or area, including factors such as townscape, built form, land use, activities, heritage and vehicular and pedestrian movement.

**Core strategy** is Southwark's adopted development plan document which sets out a spatial strategy, strategic policies and a monitoring and implementation framework with clear objectives for achieving delivery. The Core Strategy will be replaced by the New Southwark Plan.

**Council house** is a type of Social Rented Housing where the Council is the landlord.

**Creative and cultural industries** is classified by the Department for Culture Media and Sport (DCMS) and includes the following industries: Advertising, architecture, the art and antiques market, crafts, design, designer fashion, film and video production, interactive leisure software, music, the performing arts, publishing, software and computer services, and television and radio production.

**Critical Drainage Areas** are areas where multiple and interlinked sources of flood risk cause flooding in one or more Local Flood Risk Zones during severe weather (usually a hydrological catchment).

**Density** is the amount of internal floor space of a building in relation to an area of land. Density can be expressed in terms of plot ratio (floor to area ratio (FAR)) for commercial and mixed use development and number of units or habitable rooms per hectare for residential development.

**Flatted development** refers to homes which have neighbouring homes above and/or below. Maisonettes and duplexes are flatted development.

**Flood Risk Zones** are areas at risk of flooding. Flood Risk Zones are categorised as Zone 1 (low probability), Zone 2 (medium probability), Zone 3a (high probability) and Zone 3b (the functional floodplain).

**Green and brown roofs** are roofs with vegetation cover and/or landscaping over a drainage layer. They are designed to provide insulation, increase biodiversity and retain rain water and reduce the volume of surface water runoff.

**Gross External Area (GEA)** is the Whole area of a building taking each floor into account.

**Gross Internal Area (GIA)** is the enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls.

**Habitable rooms** are rooms that may be used for sleeping. Kitchens, bathrooms, storage cupboards and hallways are not habitable rooms.

**Hierarchy of town centres** is a ranking of town centres based on size and importance. The three types of town centre in Southwark are Major Centres, District Centres (both defined in the London Plan) and Local Town Centres.

**House** is a self contained residential dwelling. Houses can be detached, semi detached or terraced.

**Infrastructure** includes transport and utilities as well as social infrastructure including health facilities, schools and community facilities.

**Integrated Impact Assessment** is a method of estimating the potential environmental, social or economic implications of planning policies. Planning documents must be assessed to identify the extent to which they may have any

unfair impacts on groups in the community, such as people of different gender, ethnic group, age, religion, belief, sexual orientation, or disability.

**Landmark significance** refers to a location that is defined by the importance of its location and context. Importance may be informed by major routes/roads, public or features of strategic importance.

**Landscape** refers to the character and appearance of land, including its shape, topography, form, ecology and natural features.

**Layout** refers to the way buildings, routes and open spaces are placed in relation to each other.

**Listed Building** is a building or structure which is considered to be of 'special architectural or historic interest. This includes a wide variety of structures and buildings. There are three grades of listing depending on the importance of the building.

**Local Town Centres** are the smallest town centres in the Town Centre Hierarchy. Local Town Centres have good access and include a small group of shops and services serving the needs of the local community. They typically have shops like newsagents, off-licenses, general grocery stores and post office and occasionally a pharmacy, a hairdresser and other small shops of a local nature.

**Local Development Scheme (LDS)** sets out the council's timetable for preparing planning documents over a three year period and the purpose and scope of each document.

**London Plan** is the Mayor's strategic development plan for London and it forms part of Southwark's Development Plan.

**Massing** refers to the combined effect of the height, bulk and silhouette of a building or group of buildings.

**Meanwhile uses** refers to a range of temporary uses of vacant buildings of land for social or economic gain until they can be brought back into commercial use.

### **Metropolitan Open Land**

**Net Internal Area (NIA)** is the Gross Internal Area of a building less the floor areas taken up by lobbies, enclosed machinery rooms on the roof, stairs and escalators, mechanical and electrical services, lifts, columns, toilet areas (other than in domestic property), ducts, and risers.

**Observed Adverse Effect (Level of noise)** refers to an observed harmful level of noise exposure. A significant observed adverse effect level is the level of noise exposure above which significant adverse effects on health and quality of life may occur. The lowest observed adverse effect level is the level of noise exposure above which adverse effects on health and quality of life can be detected. No observed

effect level is the level of noise exposure below which no effect at all on health or quality of life can be detected.

**Potable water** is water that is safe to drink.

**Private (or market) housing** is available to either buy or rent privately on the open market.

**Public transport** includes busses, trains and river boats that operate on fixed routes for fixed fares.

**Regeneration Areas** are areas that will accommodate major growth in jobs and housing. They include the Central Activities Zone, Bankside, Borough and London Bridge Opportunity Area, Elephant and Castle Opportunity Area, Canada Water Opportunity Area, Old Kent Road Opportunity Area, Aylesbury Action Area Core, Peckham and Nunhead Action Area Core, Camberwell Action Area Core (to be defined) and Bermondsey Action Area Core (to be defined).

**Registered Providers (RPs)** are housing providers that are registered with the Homes and Communities Agency. Most RPs are housing associations, but some RPs are trusts, co-operatives and companies.

**Saturation** means a particular type of use (e.g. night clubs, bars or HMOs for instance) has become too dominant in a particular area which is causing negative impacts on local amenity.

**Scale** refers to the relationship of the relative size of an building or structure to another.

**Sites of Importance for Nature Conservation (SINCS)** provide valuable wildlife habitat and opportunities for experiencing nature. These are important in helping local plant and animal species to survive. Sites are classified according to whether they have London-wide, borough-wide and local importance.

**Small and Medium Sized Enterprises (SMEs)** are small businesses which typically operate from business units with a floorspace under 235 sqm.

**Statement of Community Involvement** sets out how the council will consult people on the preparation of planning documents and on planning applications.

**Strategic Flood Risk Assessments (SFRA)** assess risks from flooding, including from the River Thames, surface water runoff and drainage overflow.

**Studios and bedsits** are homes with only one main room and with no separate bedroom. They are not suitable for meeting general housing needs.

**Supplementary Planning Documents (SPDs)** explain how current planning policies in the Local Plan will be applied. They also contain background information applicants may find useful when preparing their planning applications.

**Suburban Zone** areas are predominantly residential areas characterised by lower density development and tend to have relatively poor public transport.

**Tall Buildings** are buildings that are significantly taller than their surroundings.

**Town centre uses** include housing, retail development (including warehouse clubs and factory outlet centres), leisure, entertainment facilities the 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)

**Urban design** involves the design of buildings, spaces and landscapes at a variety of scales. It can involve the establishment of frameworks and processes which facilitate successful development.

**Urban grain** is the pattern and arrangement of the plots, streets and blocks.

**Urban Zone** areas are predominantly residential areas characterised by relatively dense development and tend to have higher levels of public transport accessibility.

**Waste management facilities** are facilities where waste is processed including sorting, composting, recycling, and biological treatment.