

Appendix 9

Glossary

A number of technical terms previously defined in the core strategy or Southwark Plan have been omitted from this list where they have been replaced by definitions in the [National Planning Policy Framework](#) (NPPF) (see Annex 2), [London Plan](#) (Annex 5) or more up-to-date legislation. The following terms are required for decision making on planning applications in Southwark. They should be given significant weight.

Action Area

An area expected to undergo significant changes in the coming years. These include Peckham and Nunhead, Old Kent Road, Canada Water, Camberwell and Aylesbury. We are preparing area action plans or supplementary planning documents for these areas to make sure that development happens in the most beneficial way.

Amenity

Pleasant or advantageous features enjoyed by a property or occupier, which can be affected by certain development proposals. Development can improve amenity as well as harm it.

Ancillary

Primary uses of land often include one or more ancillary use, for example, storage space, offices and staff accommodation associated with a retail shop. Where all of these are closely linked and subservient to the primary use any planning permission for a particular use includes those ancillary uses.

Archaeological Priority Zone (APZ)

These are areas identified in the Southwark Plan and the core strategy 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 the impact of the proposed development.

Borough Open Land (BOL)

Open space of local importance. BOL must meet all of the following criteria:

- i. An area of local importance to Southwark
- ii. A clearly distinguishable public open space;
- iii. Land that contains features or landscapes of historic, recreational or nature conservation value at a borough level
- iv. It must not be MOL;

The following types of open space must be Borough Open Land:

- i. Borough sites of nature conservation;
- ii. Local parks and open spaces over 2 hectares that have public access;
- iii. Open spaces over 0.4ha that occur in areas of local open space deficiency as defined in Appendix 12;

- iv. Open spaces over 0.4ha that occur in areas of district open space deficiency as defined in Appendix 13;
- v. Open spaces protected under the London Squares Preservation Act;
- vi. Local historic sites of interest.

Buildings at Risk

Any building included in 'Buildings at Risk: The Register (London)', published by English Heritage.

Business space

Space occupied by businesses falling within Class B1, Class B2 and Class B8 of the Use Classes Order. These include offices, factories and warehouses (see [Use Classes Order](#)).

Classified Road

All A and B classified roads

Cluster Flat

Non self-contained accommodation for temporary occupation by a specific user group such as students or nurses, where living and kitchen facilities are shared by a number of households

Conservation areas

An area 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.

Controlled Parking Zones (CPZ)

Areas in which on-street parking is managed, usually through a permit system, typically where demands for limited space from residents, commuters, shoppers and others are in conflict.

Creative and cultural industries

The Department for Culture Media and Sport (DCMS) classifies the following industries as part of the CCI sector, "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".

Doorstep playable space (minimum size 100 sq m)

Small landscaped space including engaging play features for young children, and places for carers to sit and talk. This could include sand and water and climbable objects.

Educational establishments

For the purposes of the Plan, *educational establishments* are defined as:

- i. Primary and secondary schools;
- ii. Pre-schools and early years facilities;

- iii. Further and Higher Education facilities;
- iv. Supplementary and special schools;
- v. Pupil Referral Units;
- vi. Teacher training facilities; and
- vii. Education Support facilities.

Employment Uses

Uses falling within Class B1, Class B2 and Class B8 of the Use Classes Order ([see Use Classes Order](#))

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

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

Habitable room

A room within a dwelling, the main purpose of which is for sleeping, living or dining. It is any room with a window that could be used to sleep in, regardless of what is actually used for. This excludes toilets, bathrooms, landings, halls and lobbies, and also excludes kitchens with an overall floor area or less than 11 square metres.

Home-working

Working from a residential dwelling where there is no material change to the occupation as a residential dwelling

Inclusive Design

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

Landmark

A building or structure that stands out from its background by virtue of height, size or some other aspect of design.

Live – Work Units

A dual use unit comprising separate but interconnected B1 use class and a residential dwelling. Both units must be able to operate in isolation. The concept of live – work units does not extend to home-working, which can be carried out from any residential dwelling within the C3 Use class.

Local Nature Reserves

Nature reserves designated by local authorities under the 1949 National Parks and Access to the Countryside Act. May include sites important to people's quiet enjoyment of nature.

Local Playable Space (Minimum size 300 sq m)

A landscaped space with equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk. This could include equipment integrated into the landscaping, multigames/ball walls, kick about areas, and basketball nets

Major Development

Any residential or mixed use development creating 10 or more dwellings, if that is not known, where the site area is 0.5 hectares or more. For other types of development, a major site is one where the floorspace to be built is 1, 000 square metres or more, or the site area is 1 hectare or more.

Masterplan

An outline of the vision for the development of an area indicating the broad principles which should be followed in its development. Written to encourage development and give clear guidance to potential developers, it can include issues such as:

linkages to surrounding areas the uses and type of buildings/spaces density of development within the area itself.

A masterplan will also outline the policy framework that schemes should adhere to. Masterplans can be subject to public consultation and with this are likely to have more weight as a material consideration in the determination of the relevant permissions/consent to develop.

Metropolitan Open Land (MOL)

Strategic open land within the urban area that contributes to the structure of London. It carries the same general presumption against development as Green Belt.

Land designated as Metropolitan Open Land should satisfy one or more of the following criteria:

- i. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area;
- ii. Land that includes open air facilities, especially for leisure, recreation, sport, arts, cultural activities and tourism which serve the whole or significant parts of London;

- iii. Land that contains features or landscapes of historic, recreational, nature conservation or habitat interest at a metropolitan or national level;
- iv. Land that forms part of a green chain and meets one of the above criteria

The following types of open space must be MOL Metropolitan Open Land:

- i. Metropolitan sites of nature conservation
- ii. Sites that are on the register of parks and gardens of special historic interest in England
- iii. Metropolitan parks
- iv. District parks
- v. Land that was designated Metropolitan Open Land in the 1995 UDP

Acceptable uses for Metropolitan Open Land are:

- i. Public and private open spaces, playing fields and outdoor sport, including outdoor recreational facilities for which adequate provision cannot be made within the urban area;
- ii. Existing institutions standing in extensive grounds;
- iii. Woodlands and orchards;
- iv. Rivers, reservoirs, lakes, docks and other open water;
- v. Allotments and nursery gardens;
- vi. Cemeteries and associated crematoria;
- vii. Nature conservation

Mobility Impaired

Includes any person who may or may not be disabled, but has an impaired ability to access buildings, structures, or move within public areas. This can include those using child prams/buggies or shopping trolleys.

Neighbourhood playable space (Minimum size 500 sq m)

A varied natural space with secluded and open areas, landscaping and equipment so that children aged from birth to 11 can play and be physically active and they and their carers can sit and talk. This could include equipment integrated into the landscaping, bike and skateboard facilities, sand and water features, youth facilities and basketball nets.

Net Internal Floorspace

The total internal floorspace with a floor to ceiling height of at least 1.5 metres, excluding all walls and chimney breasts, all shared corridors, lobbies, stairwells or and other shared areas.

Non Self-Contained Accommodation

Residential accommodation where occupiers of different households share living, kitchen or bathroom facilities, such as Houses in Multiple Occupation, nursing homes or hostels.

Other Open Space (OOS)

Open Spaces that are not MOL or BOL, but meet one or more of the following criteria:

- i. Allotments
- ii. Public Open space including public parks and gardens;
- iii. Playing fields and sports grounds whether publicly or privately owned
- iv. Private Open space which is of benefit to the local community;
- v. Open space that has been created and secured through planning obligations;
- vi. Sites of ecological importance.
- vii. Other open space does not include open spaces that are ancillary to, and/or within the curtilage of a building.

Point of Landmark Significance

For the purposes of policy 3.20 Tall Buildings, a point of landmark significance is where a number of important routes converge, where there is a concentration of activity and which is or will be the focus of views from several directions.

Preferred Industrial Location (PIL)

The borough has designated strategic and local PILs. Strategic PILs are identified in the London Plan. They are areas with a concentration of employment uses, particularly light industry (Class B1), general industry (Class B2) and warehousing (Class B8), which are of strategic importance to London's economy. Local PILs are significant clusters of industrial and warehousing activities of importance to Southwark's economy and which provide an important source of local employment opportunities.

Strategic and local PILs have been designated in the light of an assessment of the supply and demand for business floorspace and where they meet the following site characteristics:

- i. The land is identified in the London Plan as a Strategic Employment Location; or
- ii. The land forms a significant portion of land or is part of a group of properties, that is being used for industrial purposes with little or no fragmentation of the industrial land use by other non-compatible land uses, such as residential;
- iii. There is good access to the strategic road network;
- iv. There is potential for in-situ expansion of existing industrial businesses;
- v. The land is well located to take advantage of existing or proposed infrastructure or economic development and regeneration funding;
- vi. The site offers potential for the provision of small industrial units serving local residential and commercial areas, particularly where there is little alternative provision in the local area;
- vii. The land contributes to local employment objectives and local economic diversity;
- viii. The land is not located within a conservation area;
- ix. There is a historical pattern of the land being utilised for employment purposes.

Protected Shopping Frontages

A frontage of shops where there is a concentration of retail activity. These frontages comprise a cluster of 10 or more retail shops.

Public Transport Accessibility Level (PTAL)

This measures ease of access to the public transport network and is based on distance to public transport and frequency of service. PTALs range between 0 and 6A, with 0-2 comprising a low PTAL, 3-4 a medium PTAL and 5-6A a high PTAL.

Secured by Design

A police initiative to encourage the building industry to adopt crime prevention measures in development design to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment. 'Secured by Design' is endorsed by the Association of Chief Police Officers (ACPO), and has the backing of the Home Office Crime Reduction Unit. It has been drawn up in consultation with the Department of Transport, Local Government and the Regions (DLR) [now the Department of Communities and Local Government (DCLG)]

Studios and bedsits

Homes with only one main room i.e. no separate bedroom. They are not seen as suitable for meeting general housing needs

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 lists 16 classes of use of land or buildings. A change from one use to another use within the same class does not require planning permission.

Youth Space (Minimum size 200 sq m)

Social space for young people aged 12 and over to meet, hang out and take part in informal sport or physical recreational activities. This could include multi-use games areas, basketball courts, climbing walls, exercise trails and outdoor exercise equipment.