

Change ref no	Policy/para/table /map	Minor / Further / Post session suggested change	
PHV.A3.01	Annex 3 Glossary	BREEAM	Building Research Establishment e E nvironmental a A ssessment m M ethod
	Abbreviations	PTAL	Public Transport Access ibility Level
		SAC	Special Areas of Conservation
PHV.A3.02	Glossary Active provision for electric vehicles	An actual socket or equivalent connected to the electrical supply system that vehicle owners can use to plug recharge their vehicle into (see also 'Passive provision for electric vehicles').	
PHV.A3.03	Glossary Affordable commercial and shop units	Affordable commercial and shop units Commercial and shop units (falling within use classes A1-A5) that are provided at rents maintained below the market rate for that space.	

PHV.A3.04	<p>Glossary</p> <p>Affordable housing</p>	<p>See Policy H5.</p> <p>Affordable housing is Social Rented, Affordable Rented and Intermediate Housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. This is a broad definition of affordable housing and is consistent with the 2012 NPPF. Paragraphs 4.7.3–4.7.6 of this Plan set out the Mayor’s preferred affordable housing tenures</p> <p>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.</p> <p>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 per cent of the local market rent (including service charges, where applicable).</p> <p>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.</p>
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		Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

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PHV.A3.05	Glossary Agent of Change principle	The principle places the responsibility of mitigating the impact of nuisances (including noise) from existing noise nuisance generating businesses-uses on proposed new development close by, thereby ensuring that residents and users of the new development are protected from noise nuisances , and existing businesses-uses are protected from noise nuisance complaints. Similarly, any new noise nuisance- generating development, for example a music venue, will need to put in place measures to mitigate noise impacts on existing development close by.
PHV.A3.06	Glossary Air Quality Neutral	Air Quality Neutral An ‘Air Quality Neutral’ development is one that meets, or improves upon, the ‘air quality neutral benchmarks’ published in guidance from the GLA. The benchmarks set out the maximum allowable emissions of NOx and Particulate Matter based on the size and use class of the proposed development. Separate benchmarks are set out for emissions arising from the development and from transport associated with the development. Air Quality Neutral applies only to the completed development and does not include impacts arising from construction, which should be separately assessed in the Air Quality Assessment.

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PHV.A3.07	Glossary Areas of Deficiency in access to nature	Areas of Deficiency in access to nature Areas where people have to walk more than one kilometre to reach a publicly accessible Metropolitan or Borough Site of Importance for Nature (SINC).
PHV.A3.08	Glossary Areas of Deficiency in access to public open space	Areas of Deficiency in access to public open space Areas lacking in sufficient publicly accessible open space, as defined by a set of standards in Policy G4.

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PHV.A3.09	Glossary Attributes (World Heritage Sites)	Attributes (World Heritage Sites) Attributes are tangible or intangible aspects of a World Heritage property which are associated with or express the Outstanding Universal Value (OUV) and can be the physical elements, the relationships between elements and / or time related processes. The UNESCO <i>Operational Guidelines for the Implementation of the World Heritage Convention</i> (the <i>Operational Guidelines</i>) indicate a range of types of attribute which might convey OUV, including form and design; materials and substance; use and function; traditions: techniques and management systems; location and setting; language and other forms of intangible heritage; and spirit and feeling. Attributes identified for a property should flow from the adopted Statement of Outstanding Universal Value.

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PHV.A3.10	Glossary Authenticity (World Heritage Sites)	Authenticity (World Heritage Sites) Authenticity relates only to cultural properties and is about the link between attributes and Outstanding Universal Value. It is embodied in those characteristics that most truthfully reflect and embody the cultural heritage values of a place. They can be expressed in the variety of types of attributes listed in the definition of attributes (<i>Operational Guidelines</i>).

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PHV.A3.11	Glossary Beneficial use (excavation waste)	Beneficial use (excavation waste) The placement of excavation waste to land in a way that: <ul style="list-style-type: none"> • provides environmental benefits, particularly through the restoration of priority habitat, flood alleviation or climate change adaptation/mitigation; OR • contributes towards the restoration of landfill sites and mineral workings while <ul style="list-style-type: none"> • minimising adverse impacts to the environment or communities (for example transport, air quality and other considerations); AND • demonstrating that the waste cannot be recycled or treated and managed in a more sustainable way.
PHV.A3.12	Glossary Biodiversity offsets	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.

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PHV.A3.13	Glossary Blue / water space	Blue / water space Areas covered by water including the River Thames and other rivers, canals, reservoirs, lakes and ponds.
PHV.A3.14	Glossary Brown roofs	Brown roofs Roofs which have a layer of soil or other material which provides a habitat or growing medium for plants or wildlife.
PHV.A3.15	Glossary Car Club	These are schemes such as city car clubs and car pools, which facilitate vehicle sharing. A short-term car rental service that allows members access to cars parked locally for a per-minute, per-hour or per-day fee.
PHV.A3.16	Glossary Circular economy	Circular economy An economic model in which resources are kept in use at the highest level possible for as long as possible in order to maximise value and reduce waste, moving away from the traditional linear economic model of 'make, use, dispose'.

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PHV.A3.17	Glossary Communal heating systems	Communal heating systems A communal heating system supplies heat to multiple properties from a common heat source. It may range from a district system heating many buildings to a system serving an individual block of flats.
PHV.A3.18	Glossary Community led housing	Community led housing Schemes that are genuinely community-led all share three common principles: meaningful community engagement and consent occurs throughout the development process (communities do not necessarily have to initiate the conversation, or build homes themselves); there is a presumption that the community group or organisation will take a long-term formal role in the ownership, stewardship or management of the homes; and the benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

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PHV.A3.19	Glossary Conservation (heritage)	Conservation (heritage) The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
PHV.A3.20	Glossary Construction, and demolition and excavation waste	Construction, and demolition and excavation waste This is waste arising from the excavation , 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.
PHV.A3.21	Glossary Creative Enterprise Zone	Creative Enterprise Zone A Mayor of London initiative to establish clusters of creative production, which provide affordable premises and enterprise-related incentives for artists and creative businesses, pro-culture planning and housing policies, and offer career pathways and creative jobs for local communities and young people.

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PHV.A3.22	Glossary Decentralised energy	Decentralised energy A range of definitions exist for decentralised energy. In the context of the London Plan, it refers to low- and zero-carbon power and/or heat generated and delivered within London. This includes microgeneration, such as photovoltaics on individual buildings, through to large-scale heat networks.
PHV.A3.23	Glossary Freight	Freight A general term to refer to trips made for the purposes of delivering goods, enabling servicing activity or supporting construction.
PHV.A3.24	Glossary Green corridors	Green corridors This refers to r Relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible to each other and to the Green Belt or Metropolitan Open Land. They often consist of rivers, railway embankments and cuttings, roadside verges, canals, parks, playing fields and extensive areas of private gardens. 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.

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PHV.A3.25	Glossary Green Cover	Green cover The total area covered by vegetation and water across London. It not only includes publicly accessible and publicly managed vegetated land (i.e. green space) and waterways, but also non-accessible green and blue spaces, as well as privately owned vegetated land including private gardens and agricultural land, and the area of vegetated cover on buildings and in the wider built environment such as green roofs, street trees and rain gardens.

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PHV.A3.26	Glossary Green infrastructure	<p>Green infrastructure</p> <p>Comprises the network of parks, rivers, water spaces and green spaces, plus the green elements of the built environment, such as street trees, green roofs and sustainable drainage systems, all of which provide a wide range of benefits and services. A network of green and blue spaces—and features such as street trees and green roofs—that is planned, designed and managed to deliver a range of benefits. These include promoting mental and physical health and wellbeing; mitigating flooding, cooling the urban environment adapting to the impacts of climate change and the urban heat island effect; improving air and water quality; encouraging walking and cycling; supporting landscape and heritage conservation; learning about the environment; supporting food growing and conserving and enhancing biodiversity and ecological resilience, alongside more traditional functions of green space such as play, sport and recreation and as well as providing more attractive places for people.</p>
PHV.A3.27	Glossary Green infrastructure	<p>Greenfield runoff rates</p> <p>The Greenfield runoff rate is the runoff rate from a site in its natural state, prior to any development. This should be calculated using one of the runoff estimation methods set out in Table 24.1 of CIRIA C753 The SuDS Manual.</p>

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PHV.A3.28	Glossary Green space	Green space All vegetated open space of public value (whether publicly or privately owned), including parks, woodlands, nature reserves, gardens and sports fields, which offer opportunities for sport and recreation, wildlife conservation and other benefits such as storing flood water, and can provide an important visual amenity in the urban landscape.
PHV.A3.29	Glossary Green Space Factor	Green Space Factor A planning tool to ensure new developments provide adequate urban greening.
PHV.A3.30	Glossary Greening	The improvement of the appearance, function and wildlife value of the urban environment through soft landscaping use of vegetation or water.

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PHV.A3.31	Glossary Habitable Room	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.
PHV.A3.32	Glossary Habitable Floorspace	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.

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PHV.A3.33	Glossary Health Impact Assessment (HIA)	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.
PHV.A3.34	Glossary Health inequalities	Health inequalities are systematic, avoidable and unfair differences in mental and/or physical health between groups of people. These differences affect how long people live in good health and are mostly a result of differences in people's homes, education and childhood experiences, their environments, their income , jobs and employment prospects, their access to good public services and their habits everyday opportunities to live healthier lives.

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PHV.A3.35	Glossary Housing in Multiple Occupation (HMOs)	Housing in Multiple Occupation (HMOs) Housing occupied by individuals of more than one household living together not as a family in non-self-contained accommodation. HMOs are dwellings which are shared by three or more tenants who form two or more households and share a kitchen, bathroom or toilet. HMOs for between three and six people are classed as C4 whereas HMOs for more than six people are Sui Generis.
PHV.A3.36	Glossary Impermeable surface	Impermeable surface Mainly artificial structures (such as pavements, roads, driveways, parking areas and rooftops) that are covered by materials impenetrable to water (such as asphalt, concrete, brick and stone). Impermeable surfaces also collect solar heat in their dense mass. When the heat is released, it raises air temperatures (see ‘Urban heat island’).

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PHV.A3.37	Glossary Inert waste	<p>Inert waste</p> <p>Waste is inert if:</p> <p>(a) it does not undergo any significant physical, chemical or biological transformations;</p> <p>(b) it does not dissolve, burn or otherwise physically or chemically react, biodegrade or adversely affect other matter with which it comes into contact in a way likely to give rise to environmental pollution or harm to human health; and</p> <p>(c) its total leachability and pollutant content and the ecotoxicity of its leachate are insignificant and, in particular, do not endanger the quality of any surface water or groundwater.</p> <p>(Adapted from Environment Agency, Quality Protocol – Aggregates from inert waste, October 2013)</p>

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PHV.A3.38	Glossary Integrity (World Heritage Sites)	Integrity (World Heritage Sites) Integrity is a measure of the completeness or intactness of the World Heritage property and its attributes which express the Outstanding Universal Value it holds (UNESCO Operational Guidelines).
PHV.A3.39	Glossary Low Emission Zone (LEZ)	A charging zone across most of Greater London for vehicles that do not meet emissions standards for particulate matter. A charging zone across most of Greater London for vehicles (excluding cars) that do not meet emissions standards.
PHV.A3.40	Glossary Main town centre uses	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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PHV.A3.41	Glossary Operational parking	Operational parking Parking for vehicles which are required for the function of a building or the activities within it. This can include spaces for fleet vehicles, taxis or loading bays, but does not include parking for personal travel such as commuting.
PHV.A3.42	Glossary Outstanding Universal Value	A property that has a c Cultural and/or natural significance that is so exceptional that it transcends national boundaries and is of common importance for both present and future generations. An individual s Statement of Outstanding Universal Value is agreed and adopted by the UNESCO's intergovernmental World Heritage Committee for each World Heritage Site at the time of its inscription and may be subsequently amended by the Committee. This Values can be expressed by physical, architectural or intangible attributes that are They will be embodied in the buildings, spaces, monuments, artefacts and archaeological deposits within the site, the setting and views of and from it. Statements of Outstanding Universal Value are key references for the effective protection and management of World Heritage Sites and can be found at http://whc.unesco.org/en/list . See also Attributes, Authenticity, and Integrity.

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PHV.A3.43	Glossary Passive provision for electric vehicles	The network of cables and power supply necessary so that at a future date a socket or equivalent can be added easily to allow vehicle owners to recharge their vehicle (see also 'Active provision for electric vehicles').
PHV.A3.44	Glossary Precision-manufactured homes	Precision-manufactured homes Homes built using a high proportion of components which are produced using modern and technologically-driven methods of manufacture, with this production often taking place offsite and the components then assembled onsite.

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PHV.A3.45	<p>Glossary</p> <p>Public Transport Accessibility Levels (PTALs)</p>	<p>Public Transport Accessibility Levels (PTALs) are calculated across London using a grid of points at 100m intervals. For each point walk time to the public transport network is combined with service wait time (frequency) to give a measure of public transport network density.</p> <p>TfL has made pre-calculated PTALs available on WebCAT, its web-based connectivity assessment toolkit (www.tfl.gov.uk/WebCAT). Users can view PTALs for any location in London alongside contextual information such as the local street network, rail stations and bus stops. Users can also view the PTALs resulting from planned improvements to and extensions of the public transport network. A limitation of PTALs is that they only reflect access to the public transport network, but not the opportunities and services reachable through the network. ...</p>
PHV.A3.46	<p>Glossary</p> <p>Ramsar Site</p>	<p>Nature conservation site Designated under the Convention on Wetlands of International Importance 1971.</p>

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PHV.A3.47	Glossary Recovery	<p>Recovery</p> <p>Refers to “forms of recovery other than energy recovery and other than the reprocessing of waste into materials used as fuels or other means to generate energy. It includes preparing for re-use, recycling and backfilling and other forms of material recovery such as the reprocessing of waste into secondary raw materials for engineering purposes in construction of roads or other infrastructure. Depending on the specific factual circumstances, such reprocessing can fulfil the definition of recycling if the use of materials is based on proper quality control and meets all relevant standards, norms, specifications and environmental and health protection requirements for the specific use” - EU Directive 2018/851</p>
PHV.A3.48	Glossary Re-use	<p>Re-use</p> <p>Preparation for reuse is the operation or process of checking, cleaning or repairing materials that have been discarded and are waste so that they can be used again for their original purpose as a non-waste without any other pre-processing.</p> <p>Adapted from Environment Agency, Guidance – Decide if a material is waste or not: general guide, May 2016</p>

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PHV.A3.49	Glossary Secondary materials (Waste)	Secondary materials (Waste) Waste materials that can be used in reuse, recycling and re-manufacturing processes instead of or alongside virgin raw materials. This can include waste materials from demolition and excavation, or discarded items such as furniture and electrical products.
PHV.A3.50	Glossary Significance (Heritage)	Significance (Heritage) The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

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PHV.A3.51	Glossary Site of Importance for Nature Conservation (SINC)	Site of Importance for Nature Conservation (SINC) Areas of land chosen to represent the best wildlife habitats in London and areas of land where people can experience nature close to where they live and work. Sites are classified into Sites of Metropolitan, Borough and Local Importance depending on their relative value. Unlike SSSIs, SINCs are not legally protected, but their value must be considered in any land use planning decision. Procedures for the identification of SINCs are set out in Appendix 5 of the Mayor's London Environment Strategy.
PHV.A3.52	Glossary Site of Special Scientific Interest (SSSI)	Areas of land with ecological or geological interest of national importance. They are designated by Natural England A-classification notified under the Wildlife and Countryside Act (1981 as amended) and have legal protection. All the London sites of biodiversity interest are included within sites of Metropolitan Importance for Nature Conservation.

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PHV.A3.53	Glossary Special Policy Areas	Areas that are defined locally in specific and exceptional circumstances particularly where development pressures and market conditions could lead to the loss of valued specialist clusters of uses or functions identified as having particular significance to London's unique identity, economic function or cultural heritage.
PHV.A3.54	Glossary Strategic Industrial Locations	London's largest concentrations main reservoirs of industrial, logistics and related capacity for uses that support the functioning of London's economy.

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PHV.A3.55	Glossary Sustainable Development	<p>Consistent with the NPPF, there are three dimensions to sustainable development: economic, social and environmental. The economic role means contributing to a strong, responsive and competitive economy. The social role means supporting strong, vibrant and healthy communities. The environmental role means contributing to protecting and enhancing our natural, built and historic environment. To achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.</p> <p>Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.</p>
PHV.A3.56	Glossary Urban greening	<p>Urban greening describes the act of adding green infrastructure elements that are most applicable in central London and London's town centres. Due to the morphology and density of the built environment in these se areas city, green roofs, street trees, and additional vegetation techniques such as soft landscaping, are the most appropriate elements of green infrastructure.</p>

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PHV.A3.57	Glossary Urban Greening Factor	Urban Greening Factor A land-use planning tool to help determine the amount of greening required in new developments.
PHV.A3.58	Glossary Visitor Accommodation	Visitor Accommodation Leisure and business accommodation that provides temporary overnight accommodation on a commercial basis, including serviced accommodation such as hotels, bed and breakfast, guesthouses, hostels and campus accommodation, and non-serviced accommodation such as self-catering apart-hotels, caravans and camping.
PHV.A3.59	Glossary Water space	See Blue/water space. Area covered by water (permanently or intermittently), not adjacent land that is normally dry, and including the River Thames, other rivers and canals, and reservoirs, lakes and ponds.

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PHV.A3.60	Glossary Whole life cycle carbon	Whole life cycle carbon Whole life-cycle carbon emissions are the total greenhouse gas emissions arising from a development over its lifetime, from the emissions associated with raw material extraction, the manufacture and transport of building materials, to installation/ construction, operation, maintenance and eventual material disposal.
PHV.A3.61	Glossary Zero-emission	Zero-emission Activity that causes no release of air pollutants and carbon dioxide or other greenhouse gases.