
Annex 1

Town Centre Network

Town Centre Network and Future Potential Network Classification

Table A1.1 classifies London's larger town centres into five categories: International, Metropolitan, Major and District centres, as well as CAZ retail clusters. In addition, there are Local and Neighbourhood centres throughout London, which may be designated in Local Plans. This classification provides a hierarchy, recognising the different size and draw of town centres. Table A1.1 also identifies those centres that may have the potential to be re-classified in the future (see [Policy SD7 Town centre network](#)). The different roles in the network are:

International centres – London's globally-renowned retail and leisure destinations, providing a broad range of high-order comparison and specialist shopping, integrated into environments of the highest architectural quality and interspersed with internationally-recognised leisure, culture, heritage and tourism destinations. These centres have excellent levels of public transport accessibility.

Metropolitan centres – serve wide catchments which can extend over several boroughs and into parts of the Wider South East. Typically they contain at least 100,000 sqm of retail, leisure and service floorspace with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, service and leisure functions. Many have important clusters of civic, public and historic buildings.

Major centres – typically found in inner and some parts of outer London with a borough-wide catchment. They generally contain over 50,000 sqm of retail, leisure and service floorspace with a relatively high proportion of comparison goods relative to convenience goods. They may also have significant employment, leisure, service and civic functions.

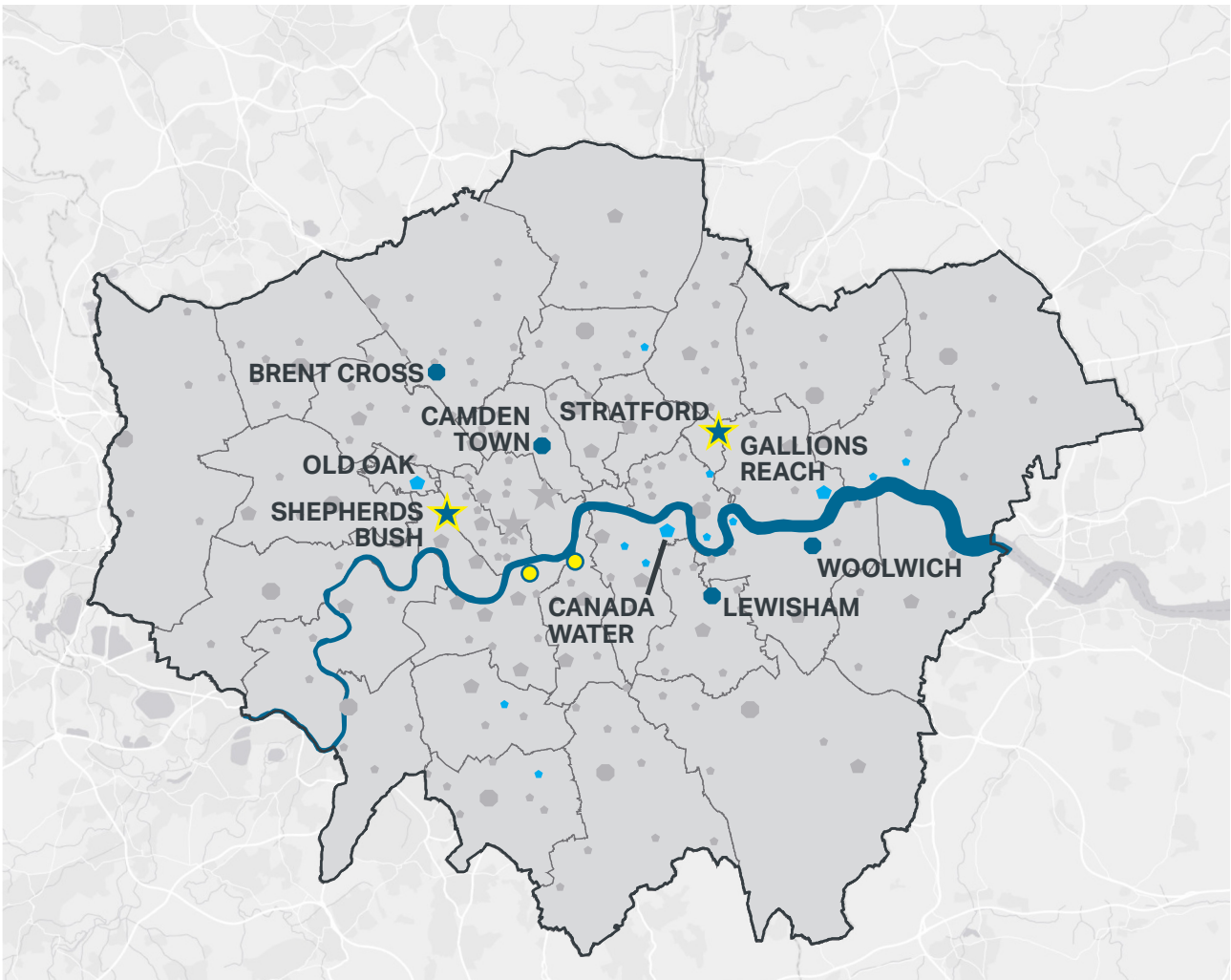
District centres – distributed more widely than Metropolitan and Major centres, providing convenience goods and services for more local communities and accessible by public transport, walking and cycling. Typically, they contain 5,000–50,000 sqm of retail, leisure and service floorspace. Some District centres have developed specialist shopping functions.

CAZ retail clusters – significant mixed-use clusters located within the Central Activities Zone, with a predominant retail function and, in terms of scale, broadly comparable to Major or District centres. See [Policy SD4 The Central Activities Zone \(CAZ\)](#).

Local and Neighbourhood centres – typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. They may include a small supermarket (typically up to around 500 sqm), sub-post office,

pharmacy, laundrette and other useful local services. Together with District centres they can play a key role in addressing areas deficient in local retail and other services. This includes locally-identified CAZ retail centres.

Figure A1.1 - Future Potential Changes To The Town Centre Network



Future Potential Changes to Town Centre Network

- ★ International
- Metropolitan
- ⬠ Major
- District
- CAZ Retail Clusters

Source: GLA Planning

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Night-time Economy Classification

These centres have a strategic night-time function involving a broad mix of activity during the evening and at night, including most or all of the following uses: culture, leisure, entertainment, food and drink, health services and shopping. (See [Policy HC6 Supporting the night-time economy](#) and Figure 7.7 for details. They are classified into three categories:

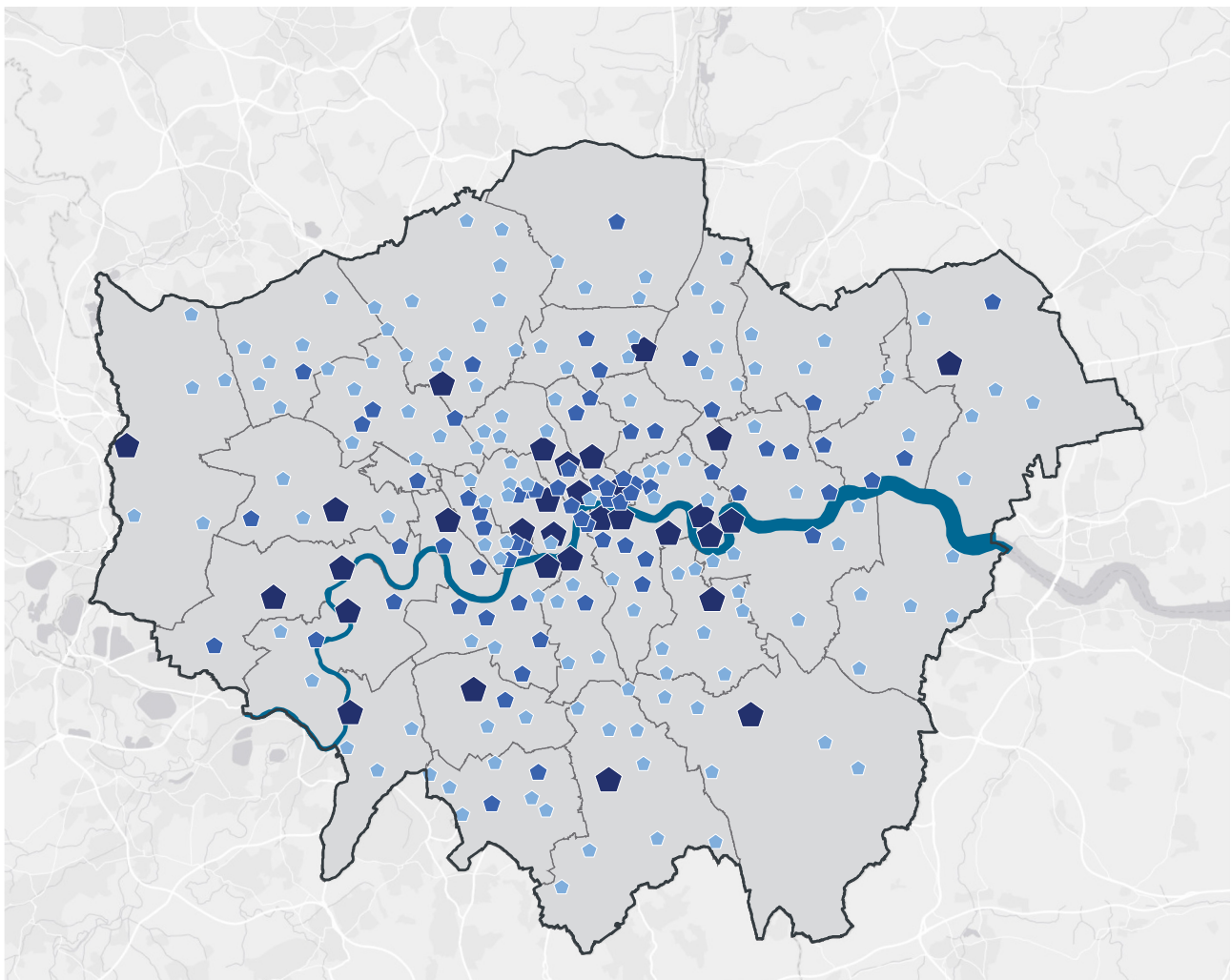
- NT1 – Areas of **international** or **national** significance
- NT2 – Areas of **regional** or **sub-regional** significance
- NT3 – Areas with **more than local** significance

Commercial Growth Potential




Table A1.1 provides strategic guidance on the broad future direction envisaged for the International, Metropolitan, Major and District centres and CAZ retail clusters including their possible potential for commercial growth (uses falling within the A, B, D and SG Use Classes). Three broad categories of future commercial growth potential have been identified:

- **High growth** – includes town centres likely to experience strategically-significant levels of growth with strong demand and/or large-scale retail, leisure or office development in the pipeline and with existing or potential public transport capacity to accommodate it (typically PTAL 5-6).
- **Medium growth** – includes town centres with moderate levels of demand for retail, leisure or office floorspace, and with physical and public transport capacity to accommodate it.
- **Low growth** – town centres that are encouraged to pursue a policy of consolidation by making the best use of existing capacity, either due to (a) physical, environmental or public transport accessibility constraints, or (b) low demand.

Figure A1.2 - Town Centre Growth Potential – Commercial



**Town Centre Network
Commercial Growth Potential**

-  High
-  Medium
-  Low

Source: GLA Planning

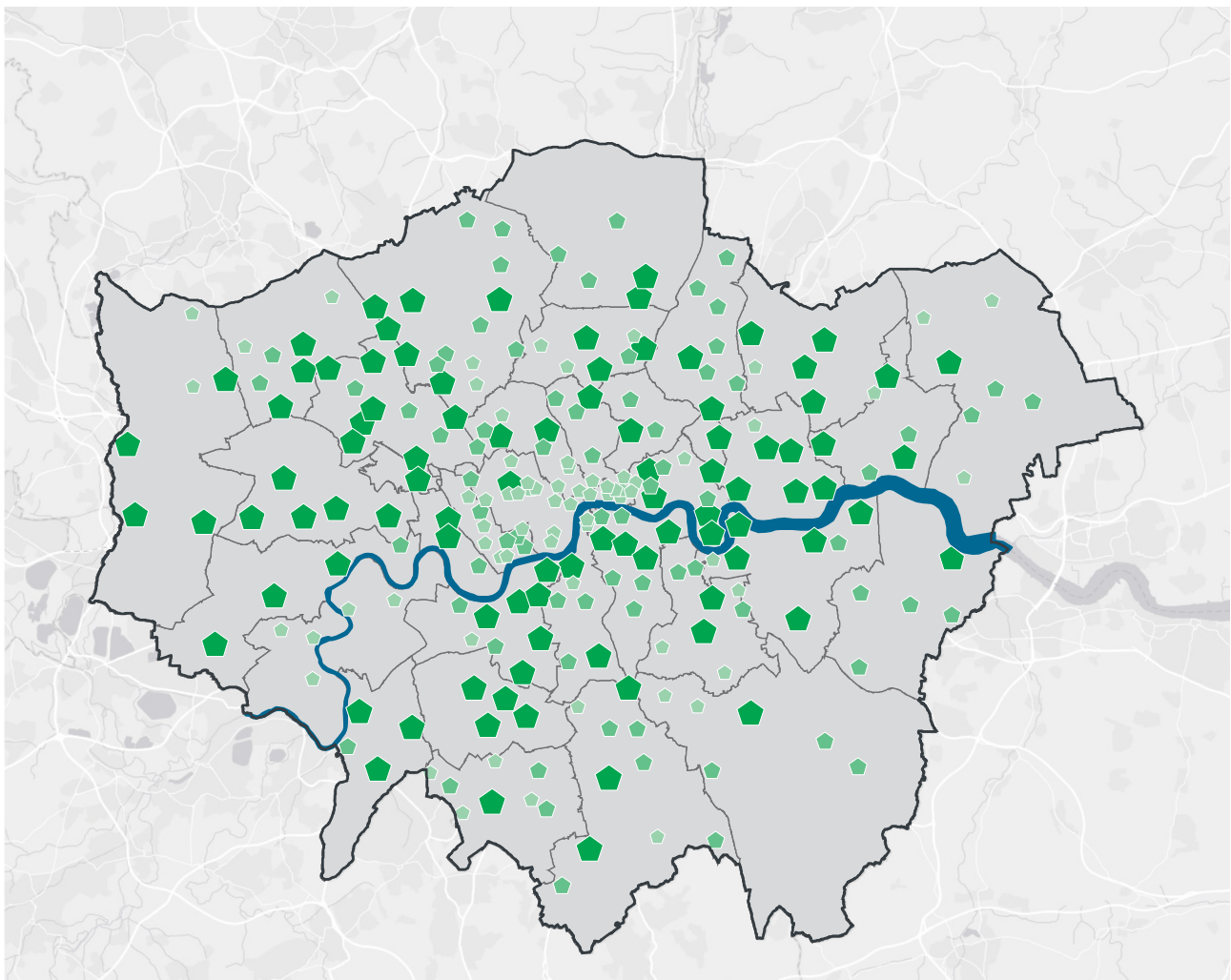
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Residential Growth Potential




All town centres have potential for residential growth, either within or on the edge of the town centre. Table A1.1 provides strategic guidance for the relative potential for residential growth for the International, Metropolitan, Major and District centres and CAZ retail clusters, indicating whether they would be likely to be able to accommodate high or medium levels of residential growth, or incremental residential development. This is a broad strategic-level categorisation that has been informed by the SHLAA^{A1} and Town Centre Health Check, and takes into consideration the potential for impacts on heritage assets. Boroughs should be planning proactively to seek opportunities for residential growth in and around town centres, in particular using the mechanisms set out in Policy SD8 Town centres: development principles and Development Plan Documents, informed by detailed assessments of town centre capacity and complementing approaches set out in town centre strategies.

^{A1} <https://www.london.gov.uk/what-we-do/planning/london-plan/london-plan-full-review/strategic-housing-land-availability>

Figure A1.3 - Town Centre Growth Potential – Residential



**Town Centre Network
Residential Growth Potential**

-  High
-  Medium
-  Incremental

Source: GLA Planning

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Office Guidelines

Table A1.1 and Figure A1.4 set out those town centres where specific approaches to offices are recommended, as informed by the London Office Policy Review^{A2}.

CAZ – Centres in the Central Activities Zone with a significant office function. See Policy SD4 The Central Activities Zone (CAZ) and Policy SD5 Offices, other strategic functions and residential development in the CAZ.

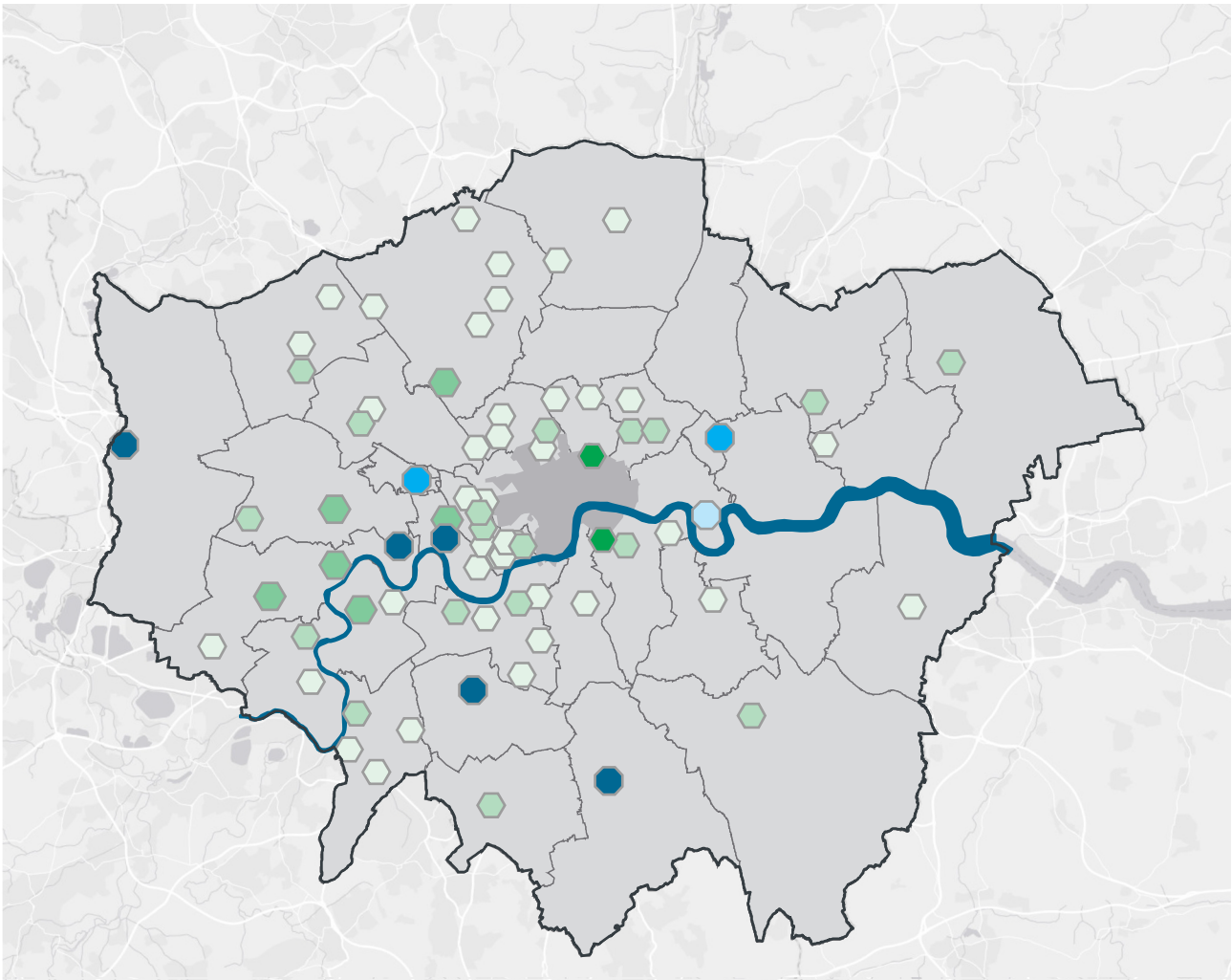
CAZ Office Satellite – The Northern Isle of Dogs (NIOD) currently functions as a CAZ satellite in terms of office provision. Stratford and Old Oak Common will share the hyper-connectivity of the CAZ and could have the potential to function as future CAZ satellites, should the demand for office floorspace exceed the capacity of the CAZ and NIOD.

- a. **Speculative office potential** – These centres have the capacity, demand and viability to accommodate new speculative office development.
- b. **Mixed-use office potential** – These centres have the capacity, demand and viability to accommodate new office development, generally as part of mixed-use developments including residential use.
- c. **Protect small office capacity** – These centres show demand for existing office functions, generally within smaller units.





^{A2}

<https://www.london.gov.uk/what-we-do/planning/london-plan/london-office-policy-reviews>

Figure A1.4 - Town Centre Office Guidelines



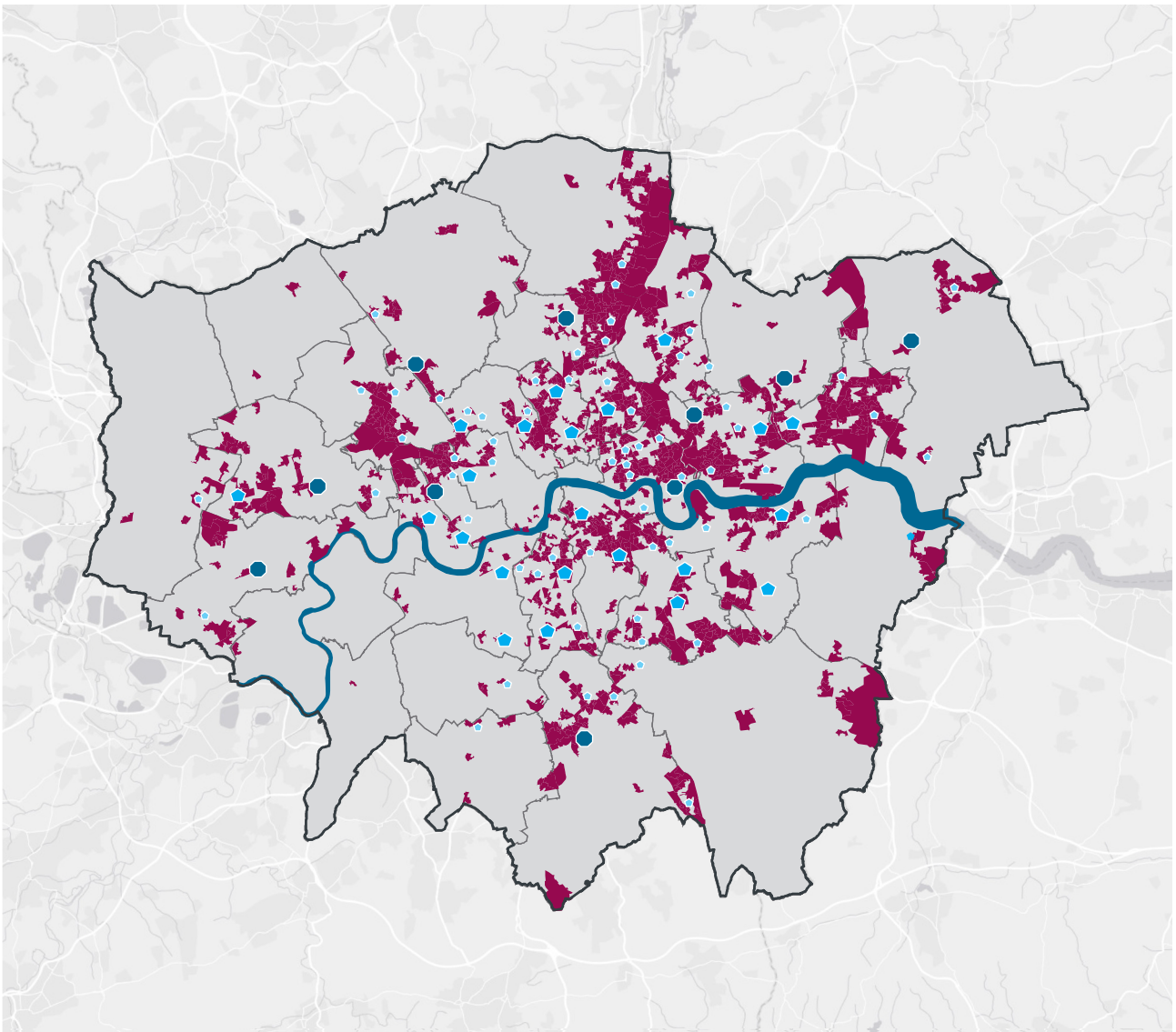
**Town Centre Network
Office Guidelines**

- | | | | |
|---|------------------|---|-----|
|  | A/ CAZ Satellite |  | B |
|  | CAZ Satellite |  | C |
|  | A |  | CAZ |
|  | A/B and part CAZ | | |
|  | A/B | | |

Source: GLA Planning

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Figure A1.5 - Town Centres Within Areas For Regeneration



Strategic Areas for Regeneration

- Strategic areas for regeneration

Town Centres in Strategic Areas for Regeneration

- Metropolitan
- Major
- District

Source: GLA Planning and DCLG
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Table A1.1 - Town Centre Network

Ref	Centre	Borough	Network classification	Future potential network classification
1	West End	Westminster/ Camden	International	
2	Knightsbridge	Kensington & Chelsea/ Westminster	International	
3	Bromley	Bromley	Metropolitan	
4	Croydon	Croydon	Metropolitan	
5	Ealing	Ealing	Metropolitan	
6	Shepherds Bush	Hammersmith & Fulham	Metropolitan	International
7	Wood Green	Haringey	Metropolitan	
8	Harrow	Harrow	Metropolitan	
9	Romford	Havering	Metropolitan	
10	Uxbridge	Hillingdon	Metropolitan	
11	Hounslow	Hounslow	Metropolitan	
12	Kingston	Kingston	Metropolitan	
13	Stratford	Newham	Metropolitan	International
14	Ilford	Redbridge	Metropolitan	
15	Sutton	Sutton	Metropolitan	
16	Canary Wharf	Tower Hamlets	Metropolitan	
17	Barking	Barking & Dagenham	Major	
18	Edgware	Barnet/ Harrow	Major	
19	Bexleyheath	Bexley	Major	
20	Wembley	Brent	Major	
21	Kilburn	Brent/ Camden	Major	

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
NT1	High	Incremental	CAZ	
NT3	High	Incremental	CAZ	
NT2	High	High	B	
NT2	High	High	A	Yes
NT2	High	High	A/ B	Yes
NT2	High	High	A/ B	Yes
NT2	Medium	High		Yes
NT2	Medium	High	B	
NT2	High	High	B	Yes
NT2	High	High	A	
NT2	High	High	A/ B	Yes
NT2	High	High	B	
NT2	High	High	A/ future potential CAZ satellite	Yes
NT2	Medium	High	B	Yes
NT2	Medium	High	B	Yes
NT2	High	High	A/ CAZ satellite	
NT3	Medium	High	C	Yes
	Low	High	C	
NT3	Low	Medium	C	
NT1	Medium	High	B	
NT3	Low	Medium	C	Yes

Ref	Centre	Borough	Network classification	Future potential network classification
22	Orpington	Bromley	Major	
23	Camden Town	Camden	Major	Metropolitan
24	Southall	Ealing	Major	
25	Enfield Town	Enfield	Major	
26	Eltham	Greenwich	Major	
27	Woolwich	Greenwich	Major	Metropolitan
28	Dalston	Hackney	Major	
29	Fulham	Hammersmith & Fulham	Major	
30	Hammersmith	Hammersmith & Fulham	Major	
31	Chiswick	Hounslow	Major	
32	Angel	Islington	Major	
33	Nags Head	Islington	Major	
34	Kensington High Street	Kensington & Chelsea	Major	
35	King's Road (east)	Kensington & Chelsea	Major	
36	Brixton	Lambeth	Major	
37	Streatham	Lambeth	Major	
38	Catford	Lewisham	Major	
39	Lewisham	Lewisham	Major	Metropolitan
40	Wimbledon	Merton	Major	
41	East Ham	Newham	Major	
42	Richmond	Richmond	Major	
43	Elephant and Castle/ Walworth Road	Southwark	Major	
44	Peckham	Southwark	Major	

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
	Low	Medium		
NT1	High	Medium	C	Yes
	Medium	High	B	Yes
	Medium	Medium	C	
	Low	High		Yes
NT3	Medium	High		Yes
NT2	Medium	High	B	Yes
NT2	Medium	Medium	C	Yes
NT2	Medium	High	A	Yes
NT3	Medium	Medium	A	
NT2	High	Medium	A/ B and part CAZ	Yes
NT3	Medium	Medium		Yes
NT2	Medium	Incremental	B	
NT2	Medium	Medium	B	
NT2	Medium	Medium	C	Yes
NT3	Low	Medium		Yes
NT3	Low	High		Yes
NT3	High	High	C	Yes
NT2	High	High	A	
	Medium	High		Yes
NT2	High	Incremental	A/ B	
NT2	Medium	High	A/ B and part CAZ	Yes
NT2	Medium	Medium		Yes

Ref	Centre	Borough	Network classification	Future potential network classification
45	Walthamstow	Waltham Forest	Major	
46	Clapham Junction	Wandsworth	Major	
47	Putney	Wandsworth	Major	
48	Tooting	Wandsworth	Major	
49	Wandsworth	Wandsworth	Major	
50	Queensway/ Westbourne Grove	Westminster/ Kensington & Chelsea	Major	
51	Dagenham Heathway	Barking & Dagenham	District	
52	Green Lane	Barking & Dagenham/ Redbridge	District	
53	Chadwell Heath	Barking & Dagenham/ Redbridge	District	
54	Brent Street	Barnet	District	
55	Chipping Barnet	Barnet	District	
56	Church End, Finchley	Barnet	District	
57	East Finchley	Barnet	District	
58	Golders Green	Barnet	District	
59	Hendon Central	Barnet	District	
60	Mill Hill	Barnet	District	
61	New Barnet	Barnet	District	
62	North Finchley	Barnet	District	
63	Temple Fortune	Barnet	District	
64	Whetstone	Barnet	District	

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
NT2	Medium	High		Yes
NT2	Medium	High	B	Yes
NT3	Medium	Medium	B	
NT3	Medium	High	C	Yes
	Medium	High	C	
NT3	Low	Incremental	C	Yes
	Low	Medium		Yes
	Low	Incremental		Yes
	Low	High		
	Low	Medium		
NT3	Low	Medium	C	
	Low	Medium	C	
	Low	Medium		
	Low	Incremental		
	Low	Medium		
	Low	High		
	Low	Medium		
NT3	Low	High	C	
	Medium	Incremental		
	Low	Medium	C	

Ref	Centre	Borough	Network classification	Future potential network classification
65	Colindale/ The Hyde	Barnet/ Brent	District	
66	Cricklewood	Barnet/ Brent/ Camden	District	
67	Burnt Oak	Barnet/ Brent/ Harrow	District	
68	Crayford	Bexley	District	
69	Erith	Bexley	District	
70	Sidcup	Bexley	District	
71	Welling	Bexley	District	
72	Ealing Road	Brent	District	
73	Harlesden	Brent	District	
74	Neasden	Brent	District	
75	Preston Road	Brent	District	
76	Wembley Park	Brent	District	
77	Willesden Green	Brent	District	
78	Kingsbury	Brent/ Harrow	District	
79	Beckenham	Bromley	District	
80	Penge	Bromley	District	
81	Petts Wood	Bromley	District	
82	West Wickham	Bromley	District	
83	Hampstead	Camden	District	
84	Kentish Town	Camden	District	
85	Swiss Cottage/ Finchley Road	Camden	District	
86	West Hampstead	Camden	District	
87	Addiscombe	Croydon	District	
88	Coulsdon	Croydon	District	

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
	Low	High		
NT3	Medium	High		Yes
	Low	High		Yes
	Low	Medium		
	Low	High		Yes
	Low	Medium		
	Low	Medium		
	Low	High		
	Low	High		Yes
	Low	Medium		Yes
	Low	Medium		
NT3	Medium	High	C	Yes
	Low	Medium		
	Low	High		
NT3	Low	Incremental		
	Low	Incremental		Yes
	Low	Medium		
	Low	Medium		
NT3	Low	Incremental	C	
NT3	Low	High	B	Yes
NT2	Low	High	C	Yes
	Low	Medium		Yes
	Low	Medium		
	Low	Medium		

Ref	Centre	Borough	Network classification	Future potential network classification
89	New Addington	Croydon	District	
90	Purley	Croydon	District	
91	Selsdon	Croydon	District	
92	South Norwood	Croydon	District	
93	Thornton Heath	Croydon	District	
94	Norbury	Croydon/ Lambeth	District	
95	Upper Norwood/ Crystal Palace	Croydon/ Lambeth/ Bromley	District	
96	Acton	Ealing	District	
97	Greenford	Ealing	District	
98	Hanwell	Ealing	District	
99	Angel Edmonton	Enfield	District	
100	Edmonton Green	Enfield	District	
101	Palmers Green	Enfield	District	
102	Southgate	Enfield	District	
103	East Greenwich	Greenwich	District	
104	Greenwich West	Greenwich	District	
105	Plumstead	Greenwich	District	
106	Thamesmead	Greenwich	District	
107	Hackney Central	Hackney	District	
108	Stoke Newington	Hackney	District	
109	Bruce Grove/ Tottenham High Road	Haringey	District	
110	Crouch End	Haringey	District	
111	Green Lanes	Haringey	District	

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
	Low	Medium		Yes
	Low	High		
	Low	Incremental		
	Low	Medium		Yes
	Low	Medium		Yes
NT3	Low	Incremental		
	Low	High		
NT3	Low	High		Yes
	Low	High		
	Low	High		
	Low	High		Yes
	Low	High		Yes
	Low	Medium		
	Low	Medium	C	
	Low	High		Yes
NT3	Low	Incremental		
	Low	Medium		Yes
	Low	High		
NT2	Medium	Medium	B	Yes
NT3	Low	Medium	C	Yes
	Low	Incremental		Yes
	Low	Incremental		
NT3	Medium	High		Yes

Ref	Centre	Borough	Network classification	Future potential network classification
112	Muswell Hill	Haringey	District	
113	West Green Road/ Seven Sisters	Haringey	District	
114	North Harrow	Harrow	District	
115	Pinner	Harrow	District	
116	Rayners Lane	Harrow	District	
117	South Harrow	Harrow	District	
118	Stanmore	Harrow	District	
119	Wealdstone	Harrow	District	
120	Kenton	Harrow/ Brent	District	
121	Collier Row	Havering	District	
122	Elm Park	Havering	District	
123	Harold Hill	Havering	District	
124	Hornchurch	Havering	District	
125	Rainham	Havering	District	
126	Upminster	Havering	District	
127	Eastcote	Hillingdon	District	
128	Hayes	Hillingdon	District	
129	Northwood	Hillingdon	District	
130	Ruislip	Hillingdon	District	
131	Yiewsley/ West Drayton	Hillingdon	District	
132	Brentford	Hounslow	District	
133	Feltham High Street	Hounslow	District	
134	Archway	Islington	District	

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
NT3	Low	Incremental		
	Low	Medium		Yes
	Low	Medium		
	Low	Incremental		
	Low	Medium		
	Low	High		
	Low	Incremental	C	
	Low	High	C	
	Low	High		
	Low	Incremental		
	Low	Medium		
	Medium	Incremental		Yes
NT3	Low	Medium		
	Low	Incremental		Yes
	Low	Medium		
	Low	High		
NT3	Low	High		Yes
	Low	Incremental		
	Low	Incremental		
NT3	Low	High		
	High	High	A/ B	
	Medium	High	C	Yes
NT3	Low	Medium	C	Yes

Ref	Centre	Borough	Network classification	Future potential network classification
135	Finsbury Park	Islington/ Hackney/ Haringey	District	
136	Brompton Cross	Kensington & Chelsea	District	
137	Earls Court Road	Kensington & Chelsea	District	
138	Fulham Road	Kensington & Chelsea	District	
139	King's Road (west)	Kensington & Chelsea	District	
140	Notting Hill Gate	Kensington & Chelsea	District	
141	Portobello	Kensington & Chelsea	District	
142	South Kensington	Kensington & Chelsea	District	
143	New Malden	Kingston	District	
144	Surbiton	Kingston	District	
145	Tolworth	Kingston	District	
146	Clapham High Street	Lambeth	District	
147	Stockwell	Lambeth	District	
148	West Norwood/ Tulse Hill	Lambeth	District	
149	Lavender Hill/ Queenstown Road	Lambeth/ Wandsworth	District	
150	Deptford	Lewisham	District	
151	Downham	Lewisham	District	
152	Forest Hill	Lewisham	District	

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
NT3	Medium	High	C	Yes
	Medium	Medium	C	
	Low	Incremental	C	Yes
	Low	Incremental	C	
	Medium	Incremental	C	Yes
	Medium	Medium	B	
	Medium	Incremental	C	Yes
NT1	Low	Medium	C	
	Low	High	C	
	Low	Medium	C	
	Low	High	C	
NT2	Low	Medium		Yes
	Low	Incremental		Yes
	Low	High		Yes
	Low	High	C	Yes
	Low	Medium		Yes
	Low	Incremental		Yes
	Low	Incremental		Yes

Ref	Centre	Borough	Network classification	Future potential network classification
153	New Cross and New Cross Gate	Lewisham	District	
154	Sydenham	Lewisham	District	
155	Blackheath	Lewisham/ Greenwich	District	
156	Lee Green	Lewisham/ Greenwich	District	
157	Mitcham	Merton	District	
158	Morden	Merton	District	
159	Canning Town	Newham	District	
160	East Beckton	Newham	District	
161	Forest Gate	Newham	District	
162	Green Street	Newham	District	
163	Barkingside	Redbridge	District	
164	Gants Hill	Redbridge	District	
165	South Woodford	Redbridge	District	
166	Wanstead	Redbridge	District	
167	East Sheen	Richmond	District	
168	Teddington	Richmond	District	
169	Twickenham	Richmond	District	
170	Whitton	Richmond	District	
171	Canada Water	Southwark	District	Major
172	Dulwich - Lordship Lane	Southwark	District	
173	Camberwell	Southwark/ Lambeth	District	
174	Carshalton Villiage	Sutton	District	
175	Cheam Village	Sutton	District	

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
NT3	Low	Medium		Yes
	Low	Medium		Yes
NT3	Low	Incremental		
	Low	Medium		
	Low	High		Yes
	Low	High		
	Medium	High		Yes
	Low	High		Yes
	Low	Incremental		Yes
	Medium	High		Yes
	Low	High		
NT3	Low	High		
NT3	Low	High		
	Low	Incremental		
	Medium	Incremental	C	
NT3	Low	Incremental	C	
NT3	Medium	Incremental	B	
	Low	Incremental		
NT3	High	High	C	Yes
	Low	Medium		
	Low	Medium		Yes
	Low	Incremental		
	Low	Incremental		

Ref	Centre	Borough	Network classification	Future potential network classification
176	North Cheam	Sutton	District	
177	Rosehill	Sutton	District	
178	Wallington	Sutton	District	
179	Worcester Park	Sutton	District	
180	Bethnal Green	Tower Hamlets	District	
181	Brick Lane	Tower Hamlets	District	
182	Chrisp Street	Tower Hamlets	District	
183	Roman Road (east)	Tower Hamlets	District	
184	Roman Road (west)	Tower Hamlets	District	
185	Watney Market	Tower Hamlets	District	
186	Whitechapel	Tower Hamlets	District	
187	Bakers Arms	Waltham Forest	District	
188	Highams Park	Waltham Forest	District	
189	Leyton	Waltham Forest	District	
190	Leytonstone	Waltham Forest	District	
191	North Chingford	Waltham Forest	District	
192	South Chingford	Waltham Forest	District	
193	Wood Street	Waltham Forest	District	
194	Balham	Wandsworth	District	
195	Earlsfield	Wandsworth	District	
196	Southfields	Wandsworth	District	
197	Edgware Road/ Church Street	Westminster	District	
198	Harrow Road	Westminster	District	
199	Praed Street/ Paddington	Westminster	District	
200	St John's Wood	Westminster	District	

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
	Low	Medium		
	Low	Incremental		Yes
	Low	Medium		
	Low	Incremental		
	Low	High		Yes
NT2	Medium	Incremental		Yes
	Low	Medium		Yes
	Low	Incremental		Yes
	Low	Medium		Yes
	Low	High		Yes
	Medium	Medium		Yes
	Low	Medium		Yes
	Low	Medium		Yes
	Medium	High		
	Low	Medium		Yes
	Low	Medium		
	Low	Medium		
	Low	Medium		Yes
	Medium	High	C	
	Low	Medium		
	Low	Incremental		
	Low	High		Yes
	Low	Medium		Yes
NT3	Low	Incremental		
	Low	Incremental		Yes

Ref	Centre	Borough	Network classification	Future potential network classification
201	Euston Road (part)	Camden	CAZ retail cluster	
202	High Holborn/ Kingsway	Camden	CAZ retail cluster	
203	King's Cross/ St Pancras	Camden	CAZ retail cluster	
204	Tottenham Court Road (part)	Camden	CAZ retail cluster	
205	Cheapside	City of London	CAZ retail cluster	
206	Fleet Street	City of London	CAZ retail cluster	
207	Leadenhall Market	City of London	CAZ retail cluster	
208	Liverpool Street	City of London	CAZ retail cluster	
209	Moorgate	City of London	CAZ retail cluster	
210	Shoreditch	Hackney/ Islington	CAZ retail cluster	
211	Farringdon	Islington	CAZ retail cluster	
212	Lower Marsh/ The Cut	Lambeth	CAZ retail cluster	
213	Bankside and The Borough	Southwark	CAZ retail cluster	
214	London Bridge	Southwark	CAZ retail cluster	
215	Wentworth Street	Tower Hamlets	CAZ retail cluster	

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
	Medium	Incremental	CAZ	Yes
	High	Incremental	CAZ	Yes
NT2	High	Incremental	CAZ	Yes
NT1	Medium	Incremental	CAZ	
NT3	Medium	Incremental	CAZ	
	Low	Incremental	CAZ	
	Medium	Incremental	CAZ	
NT3	High	Incremental	CAZ	
	High	Incremental	CAZ	
NT1	Medium	Incremental	CAZ	Yes
NT2	Medium	Incremental	CAZ	
NT2	Medium	Incremental	CAZ	
NT1	High	Medium	CAZ	Yes
NT2	High	Medium	CAZ	
	Medium	Incremental	CAZ	Yes

Ref	Centre	Borough	Network classification	Future potential network classification
216	Baker Street (part)	Westminster	CAZ retail cluster	
217	Covent Garden/ Strand	Westminster	CAZ retail cluster	
218	Edgware Road South	Westminster	CAZ retail cluster	
219	Marylebone High Street	Westminster	CAZ retail cluster	
220	Marylebone Road	Westminster	CAZ retail cluster	
221	Victoria Street	Westminster	CAZ retail cluster	
222	Warwick Way/ Tachbrook Street	Westminster	CAZ retail cluster	
Centres with Night-time Economy classification only				
223	Barbican	City of London	Unclassified	
224	Southbank	Lambeth	Unclassified	
Centres with Future Potential Network classification only				
225	Brent Cross	Barnet	Unclassified	Metropolitan
226	Old Oak High Street	Hammersmith & Fulham/ Ealing	Unclassified	Major
227	Gallions Reach	Newham	Unclassified	Major
228	Barking Riverside	Barking & Dagenham	Unclassified	District
229	Merriellands Crescent	Barking & Dagenham	Unclassified	District
230	North Greenwich	Greenwich	Unclassified	District

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
	Medium	Incremental	CAZ	
NT1	Medium	Incremental	CAZ	
	Medium	Incremental	CAZ	Yes
	Medium	Incremental	CAZ	
	Low	Incremental	CAZ	Yes
NT2	High	Incremental	CAZ	
	Low	Incremental	CAZ	Yes
NT1	Medium	Incremental		
NT1	Medium	Incremental	CAZ	
	High	High	A/ B	Yes
	Medium	High	A/ future potential CAZ satellite	Yes
	Medium	High		
	Medium	Medium		
	Medium	High		Yes
NT1	High	High		Yes

Ref	Centre	Borough	Network classification	Future potential network classification
231	Tottenham Hale	Haringey	Unclassified	District
232	Colliers Wood	Merton	Unclassified	District
233	Old Kent Road/ East Street	Southwark	Unclassified	District
234	Old Kent Road/ Peckham Park Road	Southwark	Unclassified	District
235	Hackbridge	Sutton	Unclassified	District
236	Bromley-by-Bow	Tower Hamlets	Unclassified	District
237	Crossharbour	Tower Hamlets	Unclassified	District
238	Vauxhall	Lambeth/ Wandsworth	Unclassified	CAZ retail cluster
239	Battersea	Wandsworth	Unclassified	CAZ retail cluster

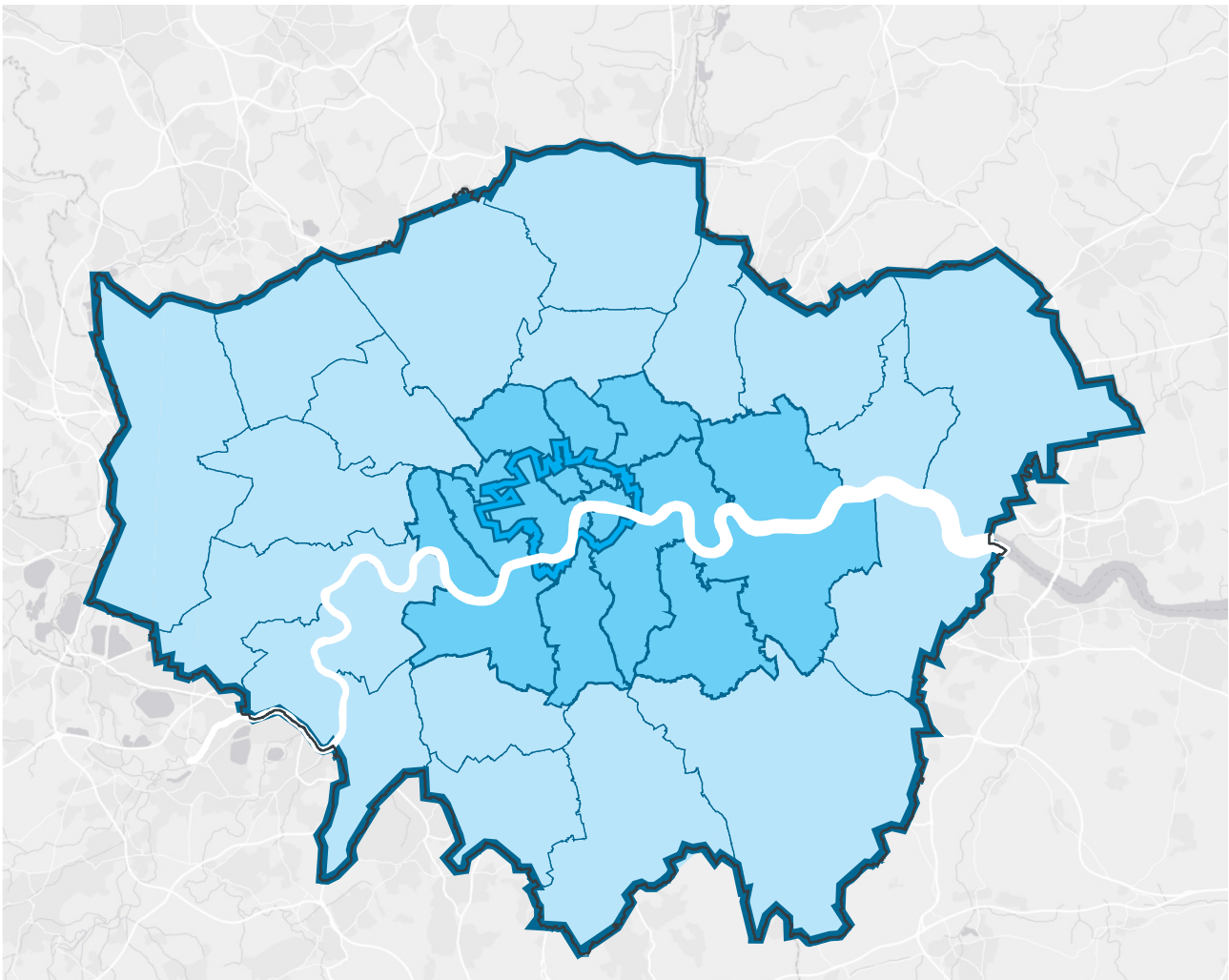
* This classification refers to those town centres that are within or overlap with the Strategic Areas for Regeneration (see [Policy SD10 Strategic and local regeneration](#)).

Night-time economy classification	Commercial growth potential	Residential growth potential	Office guidelines	Strategic area for regeneration*
	High	High		Yes
	Medium	High		
	Medium	High	B	Yes
	Medium	High		Yes
	Medium	Medium		
	Medium	High		Yes
	High	High		
NT2	High	High	CAZ	Yes
	High	High	CAZ	

Annex 2

Inner and Outer London Boroughs

Figure A2.1 - CAZ, Inner and Outer London



Inner/ Outer London and the CAZ

- CAZ
- Inner
- Outer

Source: GLA Planning

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Table A2.2 - Inner and Outer London Boroughs

Borough name	Location
Barking & Dagenham	Outer
Barnet	Outer
Bexley	Outer
Brent	Outer
Bromley	Outer
City of London	Inner*
Camden	Inner*
Croydon	Outer
Ealing	Outer
Enfield	Outer
Greenwich	Inner
Hackney	Inner*
Hammersmith & Fulham	Inner
Haringey	Outer
Harrow	Outer
Havering	Outer
Hillingdon	Outer
Hounslow	Outer
Islington	Inner*
Kensington & Chelsea	Inner*
Kingston	Outer
Lambeth	Inner*
Lewisham	Inner
Merton	Outer
Newham	Inner
Redbridge	Outer
Richmond	Outer
Southwark	Inner*

Borough name	Location
Sutton	Outer
Tower Hamlets	Inner*
Waltham Forest	Outer
Wandsworth	Inner*
Westminster	Inner*

*Boroughs that contain part of the Central Activities Zone

Annex 3

Glossary

Abbreviations

ACV	Asset of Community Value
AGPs	Artificial grass pitches
APA	Archaeological Priority Area
AQA	Air Quality Assessment
AQFA	Air Quality Focus Area
BAME	Black, Asian and Minority Ethnic
BLE	Bakerloo Line Extension
BREEAM	Building Research Establishment environmental assessment method
CAZ	Central Activities Zone
CCG	Clinical Commissioning Groups
CD&E	Construction, demolition and excavation
CEZ	Creative Enterprise Zone
CHP	Combined heat and power
CIBSE	Chartered Institution of Building Services Engineers
CIL	Community Infrastructure Levy
CO ₂	Carbon dioxide
COBR	Cabinet Office Briefing Rooms
DE	Decentralised Energy
DEC	Display Energy Certificate
DLR	Docklands Light Railway
DMR	Discounted Market Rent
EDS	the Mayor's Economic Development Strategy
EUV+	Existing Use Value Plus
FE	Further education
GHG	Greenhouse gas
GIA	Gross Internal Area
GLA	Greater London Authority
GLHER	Greater London Historic Environment Record
GVA	Gross Value Added

Ha	Hectare
HMO	House in Multiple Occupation
HS2	High Speed 2
IMD	Index of Multiple Deprivation
kWh	Kilowatt hour
LAA	Local Aggregates Assessment
LAEI	London Atmospheric Emissions Inventory
LDD	London Development Database
LFEPA	London Fire and Emergency Planning Authority
LGBT+	Lesbian Gay Bisexual Trans +
LIGS	Locally Important Geological Sites
LLDC	London Legacy Development Corporation
LLFA	Lead Local Flood Authority
LLR	London Living Rent
LSIS	Locally Significant Industrial Sites
LVMF	London View Management Framework
MCIL	Mayoral Community Infrastructure Levy
MMO	Marine Management Organisation
MOL	Metropolitan Open Land
NHS	National Health Service
NIOD	Northern Isle of Dogs
NO ₂	Nitrogen dioxide
NO _x	Oxides of nitrogen, or nitrogen oxides: a mixture of nitric oxide and nitrogen dioxide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework
OA	Opportunity Area
OAPF	Opportunity Area Planning Framework
OPDC	Old Oak and Park Royal Development Corporation
PBSA	Purpose-Built Student Accommodation
PDR	Permitted development rights

PLA	Port of London Authority
PTAL	Public Transport Accessibility Level
PV	Photovoltaic
RFRA	Regional Flood Risk Appraisal
RIGS	Regionally-Important Geological Sites
SEND	Special Educational Needs and Disability
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SIL	Strategic Industrial Locations
SINC	Site of Importance for Nature Conservation
SOLDC	Strategic Outer London Development Centre
SMEs	Small and medium-sized enterprises (including micro-businesses)
SPA	Special Protection Areas
SPG	Supplementary Planning Guidance
Sqm	Square metres
SRF	Solid recovered fuel
STPs	Sustainability and Transformation Plans
TE2100	Thames Estuary 2100 Plan
TER	Target Emission Rate
TfL	Transport for London
TPA	Thames Policy Area
UGF	Urban Greening Factor
UKOOG	United Kingdom Onshore Oil and Gas Group
VBC	Vacant Building Credit
WERLSPA	West End Retail and Leisure Special Policy Area
WHS	World Heritage Sites
WSE	Wider South East

Definitions

A

Active provision for electric vehicles

An actual socket connected to the electrical supply system that vehicle owners can plug their vehicle into (see also 'Passive provision for electric vehicles').

Affordable housing

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

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.

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).

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.

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.

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 principle

The principle places the responsibility of mitigating the impact of noise from existing noise generating businesses on proposed new development close by, thereby ensuring that residents of the new development are protected from noise and existing businesses are protected from noise complaints. Similarly, any new noise generating development, for example a music venue, will need to put in place measures to mitigate noise impacts on existing development close by.

Aggregates

This is granular material used in construction. Aggregates may be natural, artificial or recycled.

Air Quality Management Area

An area which a local authority had designated for action, based upon a prediction that Air Quality Objectives will be exceeded.

Albedo

The surface reflectivity of the sun's radiation.

Ambient noise

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

Amenity

Element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.

Anaerobic digestion

Biological degradation of organics (e.g. food waste and green garden waste) in the absence of oxygen, producing biogas suitable for energy generation (including transport fuel), and residue (digestate) suitable for use as a soil improver.

Apart-hotel

Self-contained hotel accommodation (C1 Use Class) that provides for short-term occupancy purchased at a nightly rate with no deposit against damages. This will usually include concierge and room service, and include formal procedures for checking in and out. Planning conditions may limit length of stay for occupiers.

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

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.

B

Biodiversity

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

Biomass

The total dry organic matter or stored energy of plant matter. As a fuel it includes energy crops and sewage as well as arboricultural forestry and agricultural residues.

Blue Roofs

Attenuation tanks at roof or podium level.

Boroughs

The London boroughs are 32 of the 33 local authority districts within the Greater London administrative area (the 33rd is the City of London). For the purposes of this Plan, this term includes all Local Planning Authorities including the City of London and the Mayoral Development Corporations.

Brownfield land

See Previously Developed Land

Brown roofs

Roofs which have a layer of soil or other material which provides a habitat or growing medium for plants or wildlife.

Build to Rent

Schemes which met the definition set out in [Policy H13 Build to Rent](#).

Build to Rent Clawback

A payment to the relevant Local Planning Authority for the provision of affordable housing in the event that the Build to Rent Covenant is broken through the sale of units out of rented tenure within the covenant period.

Build to Rent Covenant

A covenant within a Section 106 agreement to ensure new private rented homes are secured for the rental market for a minimum of 15 years. During this period the private rented homes must be retained in single ownership. Homes cannot be sold out of rented tenure or the covenant would be broken triggering a Build to Rent Clawback payment to the relevant Local Planning Authority for the provision of affordable housing.

Business Improvement Districts (BIDs)

A defined area in which a levy is charged on all business rate payers in addition to the business rates bill. This levy is used to develop projects that will benefit businesses in the local area.

C**Carbon dioxide (CO₂)**

Principal greenhouse gas related to climate change.

Car club

These are schemes such as city car clubs and car pools, which facilitate vehicle sharing.

Central Activities Zone (CAZ)

The vibrant heart and globally iconic core of London. The CAZ contains a broad range of functions that have London-wide, national and international significance including Government, business, culture, research and education, retailing, tourism, transport and places of worship. The CAZ offers access to a unique collection of heritage and environmental assets including World Heritage Sites, the Royal Parks and the River Thames.

CleanTech

Clean technology (CleanTech) is a general term used to describe products, processes or services that reduce waste and require as few non-renewable resources as possible.

Combined heat and power

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

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 engagement

Community engagement is a process that involves communities in deliberation, decision making and practical action. Community engagement can be done using a wide range of methods, and can include both face to face and online engagement.

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.

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Construction and demolition waste

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

Convenience retail/shopping

These refer to shopping for everyday essential items like food, drink, newspapers and confectionery.

Creative Industries

Those 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.

Cultural Quarters

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

D

Design and access statement

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

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development

This refers to development in its widest sense, including buildings, and in streets, spaces and places. It also refers to both redevelopment, including refurbishment, as well as new development.

Development Plan

The London Plan, Local Plans, other Development Plan Documents and Neighbourhood Plans.

Development Proposal

This refers to development that requires planning permission.

Digital infrastructure

Infrastructure, such as small cell antenna and ducts for cables, that supports fixed and mobile connectivity and therefore underpins smart technologies.

Display Energy Certificate

Display Energy Certificates (DECs) are designed to show the energy performance of public buildings. They use a scale that runs from 'A' to 'G' - 'A' being the most efficient and 'G' being the least.

District centres

See Annex 1.

District Heating Network (DHN)

A network of pipes carrying hot water or steam, usually underground, that connects heat production equipment with heat customers. They can range from several metres to several kilometres in length.

Drainage hierarchy

Policy hierarchy helping to reduce the rate and volume of surface water run-off.

Dual aspect dwelling

A dual aspect dwelling is defined as one with openable windows on two external walls, which may be either on opposite sides of a dwelling or on adjacent sides of a dwelling where the external walls of a dwelling wrap around the corner of a building. The provision of a bay window does not constitute dual aspect.

E

Embodied carbon / energy / emissions

The total life cycle carbon / energy / greenhouse gases used in the collection, manufacture, transportation, assembly, recycling and disposal of a given material or product.

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.

Energy hierarchy

The Mayor's tiered approach to reducing carbon dioxide emissions in the built environment. The first step is to reduce energy demand (be lean), the second step is to supply energy efficiently (be clean) and the third step is using renewable energy (be green).

Energy masterplanning

Spatial and strategic planning that identifies and develops opportunities for decentralised energy and the associated technical, financial and legal considerations that provide the basis for project delivery.

Environmental assessments

In these assessments, information about the environmental effects of a project is collected, assessed and taken into account in reaching a decision on whether the project should go ahead or not.

Environmental statement

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

F

Family housing

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.

Fuel cell

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

Futureproofing

Ensuring that designs are adaptable and take account of expected future changes. For example ensuring a heating system is designed to be compatible with a planned district heat network to allow connection in future.

G

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.

General and business aviation

A range of ad hoc aviation services and activities including private jets, recreational flying and pilot training.

Green Belt

A designated area of open land around London (or other urban areas). The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

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

A network of green spaces – and features such as street trees and green roofs – that is planned, designed and managed to deliver a range of benefits. These include mitigating flooding, cooling the urban environment and enhancing

biodiversity and ecological resilience, as well as providing more attractive places for people.

Green roofs/walls

Planting on roofs or walls to provide climate change, amenity, food growing and recreational benefits.

Greenhouse gas

Any gas that induces the greenhouse effect, trapping heat within the atmosphere that would normally be lost to space, resulting in an increase in average atmospheric temperatures, contributing to climate change. Examples include carbon dioxide, methane and nitrous oxides.

Green Space Factor

A planning tool to ensure new developments provide adequate urban greening

Greening

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

H

Health inequalities

Health inequalities are systematic, avoidable and unfair differences in mental 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 jobs and employment prospects, their access to good public services and their habits.

Heritage assets

Valued components of the historic environment. They include buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of historic significance meriting consideration in planning decisions. They include both designated heritage assets and non-designated assets where these have been identified by the local authority (including local listing) during the process of decision-making or plan making.

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.

Household waste

Household waste includes waste from collection rounds of domestic properties (including separate rounds for the collection of recyclables), street cleansing and litter collection, beach cleansing, bulky household waste collections, hazardous household waste collections, household clinical waste collections, garden waste collections, and any other household waste collected by the waste authorities.

Housing in multiple occupation

Housing occupied by individuals of more than one household living together not as a family in non-self-contained accommodation.

I

Incineration

The controlled burning of waste in the presence of sufficient air to achieve complete combustion. Energy is usually recovered in the form of electric power and/or heat. The emissions are controlled under EU Directive 2000/76/EC. This Directive also applies to other thermal treatment processes such as pyrolysis and gasification, so the term incineration may be applied to a wider range of thermal waste treatment processes.

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 spaces that acknowledge diversity and difference, meeting the needs of everyone in society.

Inner London

The area covered by the inner London boroughs. See Annex 2

Industrial waste

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

Infrastructure

Includes transport, energy, water, waste, digital/smart, social and green infrastructure.

Innovation

The creation of new products and services, technologies, processes, or business models.

Inclusive neighbourhoods

An inclusive neighbourhood is one in which people can live and work in a safe, healthy, supportive and inclusive neighbourhood. An inclusive neighbourhood will ensure that people are able to enjoy the options of easy access by public transport and active travel modes (walking and cycling), to services and facilities that are relevant to them. It will also allow people to safely and easily move around their neighbourhood through high quality people focused spaces, while enjoying barrier free access to surrounding areas and the wider city. They should have safe and easy access to a network of open spaces which meet their recreational needs to enhance health and wellbeing, as well as welcoming easily accessible communal spaces which provide opportunities for social interaction.

K

No entries

L

Linear View

A view in which key landmarks are seen through narrow gaps between buildings or landscaping

Local Asset-Backed Vehicle

A means of enabling a partnership of public and private sector organisations in regeneration schemes. In a simple model, the public sector body creates a Special Purpose Vehicle (SPV) with a private sector partner. The public body transfers land to this partner at market value which is then matched by the private partner with at least an equivalent amount of investment capital. These investments form the

equity of the SPV. The private partner undertakes the development and the public sector partner receives a share of profits in return for its land investment.

Local centres

See Annex 1

London Development Database

This provides current and historic information about development progress across all London boroughs. It is operated by the GLA with data supplied by London's planning authorities.

London's major airports

Airports in and around London offering scheduled international flights and which operate or have permission for more than 50,000 flight movements a year – i.e. London City, Heathrow, Gatwick, Stansted, Luton, and Southend.

London Panorama

A broad prospect seen from an elevated public viewing place.

Low Emission Zone (LEZ)

A charging zone across most of Greater London for vehicles that do not meet emissions standards for particulate matter.

M

Major development

For a full definition, see Part 1 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. Generally, major developments are:

- Development of dwellings where 10 or more dwellings are to be provided, or the site area is 0.5 hectares or more;
- Development of other uses, where the floor space is 1,000 square metres or more, or the site area is 1 hectare or more.

Major town centres

See Annex 1.

MedCity

An enterprise to promote and grow life sciences investment, entrepreneurship, collaboration and industry in London and the Wider South East. MedCity is a partnership between the Mayor and the Academic Health Science Centres in London, Cambridge and Oxford.

Metropolitan Open Land

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.

Metropolitan town centres

See Annex 1.

Mixed-use development

Development for a variety of activities on single sites or across wider areas such as town centres.

Multi-channel retailing

A retailing strategy that offers customers a choice of ways to buy products including for example, retail stores, online, mobile stores, mobile app stores, telephone sales, mail orders, interactive television and comparison shopping sites.

Municipal solid waste

It includes all household waste, street litter, waste delivered to council recycling points, municipal parks and gardens wastes, council office waste, Civic Amenity waste, and some commercial waste from shops and smaller trading estates where local authorities have waste collection agreements in place. It can also include industrial waste collected by a waste collection authority with authorisation of the waste disposal authority. Waste under the control of local authorities or agents acting on their behalf is now better known as 'Local Authority Collected Waste'.

N

National Nature Reserves

Designated by Natural England under the Wildlife and Countryside Act 1981, they are key places for wildlife and natural features. They were established to protect the most significant areas of habitat and of geological formations.

Nature conservation

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

Neighbourhood centres

See Annex 1.

O

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.

Outer London

The area covered by the outer London boroughs. See Annex 2

Outstanding Universal Value

A property that has a cultural and/or natural significance that is so exceptional that it transcends national boundaries. A statement of Outstanding Universal Value is adopted by UNESCO's intergovernmental World Heritage Committee at the time of its inscription and may be subsequently amended by the Committee. Values can be physical, architectural or intangible. 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>.

P

Passive provision for electric vehicles

The network of cables and power supply necessary so that at a future date a socket can be added easily (see also 'Active provision for electric vehicles').

Permitted Development Rights

A general planning permission granted not by the local authority but by Parliament. Legislation (currently the Town and Country Planning (General Permitted Development (England) Order 2015) sets out classes of development for which a grant of planning permission is automatically given, provided that no restrictive condition is attached or that the development is exempt from the permitted development rights.

Photovoltaics (PV)

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

Planning frameworks

These frameworks provide a sustainable development programme for Opportunity Areas. The frameworks may be prepared by the GLA Group, boroughs, developers or partners. While planning frameworks will have a non-statutory status, it will be up to boroughs to decide how to reflect the proposals in planning frameworks within their Development Plans.

Previously developed land

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.

Prime, secondary and tertiary commercial property

Terms used to describe the relative value or quality of a commercial investment property and its location. Typically, prime or Grade A offices include buildings of the highest quality and often in the most central locations of any given office market and with rents above the average for the area. Secondary property includes buildings with a lower quality or less central location compared to prime property. Tertiary property refers to buildings suitable for occupation but with the lowest quality specification and in less attractive or fringe locations and with rents below average for the area.

Priority habitat

London's priority habitats are those areas of wildlife habitat which are of most importance in London. Most areas of priority habitat are protected within Sites of importance for Nature Conservation.

Priority species

These are species that are a conservation priority because they are under particular threat, or they are characteristic of a particular region.

Protected species

Certain plant and animal species protected to various degrees in law, particularly the Wildlife and Countryside Act, 1981 (as amended).

Private rented sector

All non-owner-occupied self-contained dwellings that are being rented out as housing (not including forms of affordable housing).

Public realm

Publicly accessible space between and around buildings, including streets, squares, forecourts, parks and open spaces.

Public Transport Accessibility Levels (PTALs)

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.

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. 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. To address this, WebCAT also includes travel time mapping and catchment statistics (population, jobs, town centres, health services and educational establishments) within given time bands. These can also be viewed for any selected location and combined with PTAL to give a more complete picture of public transport connectivity.

TfL may refine how PTALs and WebCAT operate but will consult on any proposed changes with stakeholders in advance. This may include an opportunity for users to assess connectivity in relation to cycling time to the public transport network rather than just walking time.

Q

Quiet Areas

The Environmental Noise (England) Regulations 2006 (as amended) require that Noise Action Plans for agglomerations (including much of Greater London) include provisions that aim to protect any formally identified 'Quiet Areas' from an increase in road, railway, aircraft and industrial noise.

R

Ramsar Site

Designated under the Convention on Wetlands of International Importance 1971.

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.

Renewable energy

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

Retrofitting

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

River Prospects

Short and longer distance visual experiences of the Thames riverscape.

S

Safeguarded wharves

A network of sites that have been safeguarded for cargo handling uses such as intraport or transshipment movements and freight-related purposes by Safeguarding Directions. Sites that are safeguarded are set out in the Safeguarded Wharves Review (2017/2018).

Scheduled flights

Regular commercial flights operating to a timetable and responsible for carrying the overwhelming majority of passengers and freight travelling to or from London by air.

Secondary commercial property

See prime, secondary and tertiary property.

Secondary heat

To recover useful energy, in the form of heat, from sources where processes or activities produce heat which is normally wasted (for example recovering heat from the Underground network) or from heat that exists naturally within the environment (air, ground and water).

Section 106 agreements

These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990.

Self-sufficiency

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

Sequential approach

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.

Serviced accommodation

In the context of visitor accommodation this includes hotels, bed & breakfasts, guest houses, and hostels where services such as catering and cleaning are provided to guests.

Setting of a heritage asset

Is the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Shopmobility

A scheme that lends manual and powered wheelchairs and mobility scooters to members of the public allowing people who require the use of these facilities to travel to and visit, independently and with greater ease, local shops, leisure services and commercial facilities usually within a town or shopping centre.

Site of Special Scientific Interest (SSSI)

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

Smart infrastructure

Infrastructure, such as sensors, that produce, analyse and help to securely share data on the performance of the built and natural environment, as opposed to data purely on economic or social performance.

Social infrastructure

Covers facilities such as health provision, early years provision, schools, colleges and universities, community, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, children and

young people's play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social infrastructure.

Soundscape

The overall quality of an acoustic environment as a place for human experience. Soundscape design might include preserving, reducing or eliminating certain sounds or combining and balancing sounds to create or enhance an attractive and stimulating acoustic environment.

Spatial Development Strategy

The London Plan is the statutory spatial development strategy for the Greater London area that is prepared by the Mayor.

Special Areas of Conservation

Designated under the EC Habitats Directive (1992), areas identified as best representing the range and variety within the EU of habitats and (non-bird) species.

Special Policy Areas

Areas that are defined locally in specific and exceptional circumstances 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.

Special Protection Areas

Designated under the EC Birds Directive (1979), areas of the most important habitat for rare and migratory birds within the EU.

Strategic Areas for Regeneration

These areas are the Census Local Super Output Areas (LSOAs) in greatest socio-economic need. They fall within the 20 per cent most deprived LSOAs in England, using the Index of Multiple Deprivation.

Strategic developments (applications referable to the Mayor)

The planning applications that must be referred to the Mayor under the Town and Country Planning (Mayor of London) Order 2008 and any amendments hereto.

Strategic Environmental Assessment

Required under the European Directive 2001/42/EC, which has been transposed into UK Law through the Environmental Assessment of Plans and Programmes Regulations 2004. Strategic Environmental Assessment seeks to contribute to the integration of environmental considerations into the preparation and adoption of plans to promote sustainable development.

Strategic Industrial Locations

London's main reservoirs of industrial, logistics and related capacity for uses that support the functioning of London's economy.

Strategic Views

Views seen from places that are publicly accessible and well used and make a significant contribution to the image and character of London at the strategic level. They include significant buildings or urban landscapes that help to define London at a strategic level.

Strategically Important Landmarks

A prominent building or structure in the townscape, which has visual prominence, provides a geographical or cultural orientation point and is aesthetically attractive through visibility from a wider area or through contrast with objects or buildings close by.

Supplementary Planning Guidance (SPG)

Gives guidance on the implementation of policies in the London Plan.

Sustainability Appraisal

A process of considering ways by which a development plan can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have. Sustainability Appraisal is required by the Planning and Compulsory Purchase Act 2004.

Sustainable development

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.

Sustainable drainage systems

Using sustainable drainage techniques and managing surface water run-off from buildings and hardstandings in a way that reduces the total volume, flow and rate of surface water that runs directly into drains and sewers.

T

Tech City

Technology district in East London incorporating Old Street, Shoreditch, Aldgate, Whitechapel and corridors to Dalston and Hackney Central.

Tertiary commercial property

See prime, secondary and tertiary commercial property.

Thames Policy Area

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

Thameslink

A National Rail cross-London link.

Town Centres

Places in London that provide access to a range of commercial, cultural and civic activities, including shopping, leisure, employment, entertainment, culture, and social and community facilities. Town centres are classified in the London Plan according to their existing role and function in light of characteristics such as scale, mix of uses, economic performance and accessibility – see Annex 1.

Townscape Views

Designated view which focus on architecturally and culturally important groups of buildings that can be enjoyed from well managed public spaces.

Transport Assessment

This is prepared and submitted alongside planning applications for developments likely to have significant transport implications. For major proposals, assessments should illustrate the following: accessibility to the site by all modes; the likely

modal split of journeys to and from the site; and proposed measures to improve access by public transport, walking and cycling.

Transport 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.

U

Urban greening

Urban greening describes the 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 areas, green roofs, street trees, and techniques such as soft landscaping, are the most appropriate elements of green infrastructure.

Urban heat island

The height of buildings and their arrangement means that while more heat is absorbed during the day, it takes longer to escape at night. As a result, the centre of London can be up to 10°C warmer than the rural areas around the city. The temperature difference is usually larger at night than during the day. The Urban Heat Island effect is noticeable during both the summer and winter months.

V

Viability Assessment

An assessment of the financial viability of a development to determine the maximum level of affordable housing and other policy requirements where relevant to be undertaken in line with the methodology and approach set out in Policy H6 and the Mayor's Affordable Housing and Viability SPG.

Viability Review Mechanism

A review of development viability defined with 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 over the lifetime of a proposal.

W

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.

Wider determinants of health

The wider determinants of health are a diverse range of social, economic and environmental factors which impact on people's health and life expectancy. They include transport, housing, education, income, working conditions, unemployment, air quality, green space, climate change and social and community networks.

Wider South East

East of England, South East of England and London taken together. Collaboration arrangements have been established at this strategic level.

Z

Zero-carbon

Activity that causes no net release of carbon dioxide and other greenhouse gas emissions into the atmosphere.

