



# The Southwark Plan 2022

## Glossary

**This glossary provides guidance on the meaning of terms which are specific to the Southwark Plan 2022. Refer to the National Planning Policy Framework and the London Plan for terms not defined here.**

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

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

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

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

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

**Air Quality Neutral** neutral means that a development must neutralise nitrogen oxides (NOx) and particulate matter (PM10) emissions against the benchmarks set out in the Mayor's Sustainable Design and Construction SPG.

**Alteration** Work intended to change the function or appearance of a place

**Amenity** A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

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

**Ancient Woodland** has been continually wooded since 1600 and is generally considered to have never been cleared since prehistoric times. These old woodlands on London Clay feature English Oak forming the prevalent tree canopy, interspersed with Hornbeam, Ash, Wild Cherry, Field Maple, Crab Apple and the less common Wild Service Tree. Below the canopy, the under-storey typically comprises of Hazel, Yew, Hawthorn, Holly and Willow.

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

**Archaeology** refers to buried archaeological finds, layers and features which are buried below the ground and not visible.

**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 (NPPF definition). There can be an archaeological interest in buildings and landscapes as well as earthworks and buried remains.

**Architectural interest** in listed buildings this refers to buildings that are important to the nation because of their architectural design, decoration and craftsmanship. Important examples of significance includes plan forms, particular building types and techniques such as using cast iron, the early use of concrete and early prefabricated buildings.

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

**Asset of Community Value** is a building or other land which it main used currently or was recently used to further the social wellbeing or social interests of the local community. The Localism Act 2011, Chapter 3 states that 'social interests' include cultural, recreational and sporting interests.

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

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

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

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

**Built Heritage** means all the heritage places and features that survive as buildings or structures above ground and are visible and visitable.

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

**Carbon footprint** is the amount of carbon emitted by an individual or organisation in a given period of time, or the amount of carbon emitted during the manufacture of a product

**Carbon neutrality**, or having a **net zero carbon footprint**, refers to achieving net zero carbon dioxide emissions by balancing carbon emissions with carbon removal (often through carbon offsetting) or simply eliminating carbon emissions altogether (the transition to a "post-carbon economy"). It is used in the context of carbon dioxide-releasing processes associated with transportation, energy production, agriculture and industrial processes.

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

**Circular economy** is 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'.

**Climate change** is a pattern of change affecting global or regional climate, as measured by average temperature and rainfall, and how often extreme weather events like heatwaves or heavy rains happen. This variation may be caused by both natural processes and by humans. Global warming is an informal term used to describe climate change caused by humans

**Climate change adaptation** is adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

**Climate Emergency** We will do all we can to make the borough carbon neutral by 2030. This includes cutting the council's carbon emissions, addressing air quality and protecting biodiversity to respond to the imminence of the impacts of climate change.

**Climate change mitigation** is action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

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

**Co-living developments** are similar to student halls of residence but not restricted to students. Typically a collective living scheme will be a large block which provides a range of communal areas that fulfil different functions (such as libraries, kitchens, gyms, games rooms etc.) which are available to all residents. Residents typically rent a small ensuite bedroom. Unlike halls of residence, collective living is intended to be a primary residence.

**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.

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

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

**Conservation** is the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF definition).

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

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

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

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

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

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

**Decentralised energy** A range of definitions exists 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.

**Designation** is the recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values

**Designated Heritage Asset** is a term used in the NPPF to refer to heritage places that have been selected under a range of relevant legislation or criteria for formal recognition of their heritage value and significance, including registration, listing, scheduling and inscription.

**Dwelling** may be a house, bungalow, flat, maisonette or converted farm building.

**Ecological resilience** refers to the ability of an ecosystem to maintain key functions and processes in the face of stresses or pressures, by resisting and then adapting to change.

**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.

**Emissions** are any release of gases such as carbon dioxide which cause global warming, a major cause of climate change

**Energy recovery** from waste means the conversion of (non-recyclable) waste into usable heat, electricity, or fuel through a variety of processes

**Exemplary standard of design** comprises of an excellent standard of living accommodation; and a significant contribution to environmental improvements in the area.

**Equality Implications** are the responsibility of public bodies for ensuring that their plans, policies and activities do not unfairly discriminate against a group protected by equalities legislation. It is the responsibility of the public bodies that we advise to ensure that they have paid due regard to local equality implications when implementing our advice.

**Evaluation (archaeology)** an archaeological field evaluation is the initial stage of investigation, by the excavation of archaeological trial trenches. It is carried out in support of a planning application to enable an informed decision. Evaluation will seek to define and characterise the archaeological remains on a site. Where archaeological remains are discovered or predicted, and the proposed scheme has an impact on those remains, further archaeological work will be necessary. This may be a mitigation strategy for remains that would be undisturbed, full excavation, or a combination of the two. Evaluation can involve different methods and practices. Evaluation can also be non-intrusive, for example, geophysical, chemical or survey techniques or intrusive, for example, auger, borehole, monitoring of geotechnical work, test pits or trenches.

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

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

**Freedom of Information** we are subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 which provide a general right of access to information we hold or for which we are responsible. We may provide the information you have supplied in response to a request made under this legislation, subject to any exemptions which apply. We will consult with external parties as necessary prior to releasing information.

**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.

**Global warming** is the steady rise in global average temperature in recent decades, which experts believe is largely caused by human-produced greenhouse gas emissions

**Good Growth** refers to the Good Growth by Design set out by the Mayor of London to deliver a united programme of work to enhance the design of buildings and neighbourhoods for all Londoners. This means new development should benefit everyone who lives here. As such, it should be sensitive to the local context. It should also be environmentally sustainable and physically accessible.

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

**Green building** (also known as green construction or sustainable building) refers to both a structure and the application of processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from planning to design, construction, operation, maintenance, renovation, and demolition. This requires close cooperation of the contractor, the architects, the engineers, and the client at all project stages.

**Green infrastructure** is a network of habitats which is often multifunctional and can provide a range of benefits to improve mental health, active lifestyles, recreation, food growing, enhanced biodiversity and ecological resilience, flood risk management, temperature regulation and improved air and water quality.

**Green links** are areas of linked but separate open spaces and the footpaths between them.

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

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

**Group value (buildings)** refers to buildings which have an important architectural or historical unity or are a fine example of planning. This includes squares, terraces, model villages and model courtyard farms. The list includes other structures of special architectural or historical interest such as monuments, bridges, garden buildings, telephone kiosks, gate piers, walls, fountains, milestones and gravestones.

**Harm** in planning terms means something that may damage a heritage asset or result in a loss of significance. This should not be permitted.

**Heritage** includes all inherited resources which people value for reasons beyond mere utility. These are cultural inherited assets which people identify and value as a reflection and expression of their evolving knowledge, beliefs and traditions, and of their understanding of the beliefs and traditions of others.

**Heritage ('place' or 'asset')** the term 'heritage place' goes beyond physical form to involve all of the individual characteristics that can contribute to giving somewhere a distinctive 'sense of place'. Certain places hold special meanings for people and a strong 'sense of place' that can be deeply felt by local inhabitants and appreciated by visitors. It reflects the knowledge, beliefs and traditions of diverse communities and provides a sense of inclusivity, continuity and a source of identity. It is a social and economic asset and a resource for learning and enjoyment. Understanding the historic character of a place is an essential starting point for deciding its future.

**Heritage (natural)** includes inherited habitats, species, ecosystems, geology and landforms, including those in and under water, to which people attach value.

**Higher education provider** is defined as an education institution that provides a designated course that has been approved by the Department for Education for higher education study which allows the student to apply for government-financed student loans.

**Higher education study** is at qualification Level 4 or above (i.e. above A-level or equivalent). The Office for Students provides a register listing all the English higher education providers that it officially recognises. This register can be used to determine if a higher education provider deliver designated courses and thus satisfies the above definition.

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

**Historic Environment** is a very general term used to refer to everywhere around us that has something significant about it. It is defined by the NPPF as: '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.'

**Historic Environment Record (HER/GLHER)** is a public, map-based data set, primarily intended to inform the management of the historic environment. This includes information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use. Historic England maintains the Historic Environment Record for Greater London.

**Historical interest (buildings)** refers to buildings that have important aspects of the nation's social, economic, cultural or military history, such as industrial buildings, railway stations, schools, hospitals, theatres, and town halls.

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

**Infrastructure** includes educational infrastructure (such as early years facilities, schools, facilities for children and young people), social infrastructure (such as community buildings, faith premises, leisure facilities, cultural facilities), health infrastructure (such as health and emergency services), utilities (power, gas, water, sewerage and telecommunications (digital)), transport infrastructure (such as roads, railways, bridges, cycle routes, walking routes, tunnels) and environmental infrastructure such as (green links (open spaces), Sustainable Urban Drainage Systems (SUDs), Waste Management facilities and consolidation centres).

**Integrated Impact Assessment** is a method of estimating the potential environmental, social or economic implications of planning policies. Planning documents must be assessed to identify the extent to which they may have any unfair impacts on groups in the community, such as people of different gender, ethnic group, age, religion, belief, sexual orientation, or disability.



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

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

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

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

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

**Locally Listed Building** is a building, structure or feature which is not statutorily listed but is important in the local context owing to its special architectural or historic interest or its townscape or group value. The protection of local heritage is important because it enhances the value of Southwark's built environment, but also maintains a sense of local distinctiveness which can assist with regeneration and place-making.

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

**Maintenance** includes routine work necessary to keep the fabric of a place in good order.

**Material (assessment)** is relevant to and having a substantial effect on a decision, therefore demanding consideration.

**Major development** means development involving any one or more of the following:

- the winning and working of minerals or the use of land for mineral-working deposits; or
- waste development; or
- the provision of homes where the number of homes to be provided is 10 or more; or the development is to be carried out on a site having an area of 0.5 hectares or more; or
- the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- development carried out on a site having an area of 1 hectare or more.

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

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

**Metropolitan Open Land** is a designation equivalent to the Green Belt. The designation is intended to protect areas of landscape, recreation, nature conservation and scientific interest which are strategically important.

**Mitigation** is a measure introduced to avoid or reduce an effect.

**Natural Capital** refers to all the distinctive natural features of the landscape that add to the sense of character and distinctiveness of a place.

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

**Net Carbon Neutral** This is equivalent for Net Carbon Zero target for the purposes of this plan.

**Net Zero-carbon** Activity that causes no net release of carbon dioxide and other greenhouse gas emissions into

the atmosphere.

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

**Other Open Space (OOS)** refers to a designation that is not MOL or BOL, but meets one of the following criteria in that it is: an allotment; a public open space such as public parks and gardens; playing fields and sports ground whether publicly or privately owned; a private open space which is of benefit to the local community; open space that has been created and secured through planning obligations; or a site of ecological importance.

**Point of landmark significance** is where a number of important routes converge, where there is a concentration of activity and which is or will be the focus of views from several directions.

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

**Preserve** is to keep safe from harm.

**Protected species** are a species of animal or plant which it is forbidden by law to harm or destroy.

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

**Public realm** is the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.

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

**Publicly accessible** is accessible from the public realm, including streets, squares, forecourts, parks and open spaces.

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

**Renewable energy** is energy that is collected from renewable resources, which are naturally replenished on a human timescale, such as sunlight, wind, rain, tides, waves, and geothermal heat. Renewable energy often provides energy in four important areas: electricity generation, air and water heating/cooling, transportation, and rural (off-grid) energy services.

**Restoration** is to return a place to a known earlier state, on the basis of compelling evidence, without conjecture.

**Retail, community or leisure uses:**

- E(a) Display or retail sale of goods, other than hot food
- E(b) Sale of food and drink for consumption (mostly) on the premises
- E(c) Provision of:
  - o E(c)(i) Financial services,
  - o E(c)(ii) Professional services (other than health or medical services), or
  - o E(c)(iii) Other appropriate services in a commercial, business or service locality
- E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- E(f) Creche, day nursery or day centre (not including a residential use)
- F1(b) Display of works of art (otherwise than for sale or hire)



- F1(c) Museums
- F1(d) Public libraries or public reading rooms
- F1(e) Public halls or exhibition halls
- F1(f) Public worship or religious instruction (or in connection with such use)
- F1(g) Law courts
- F2(b) Halls or meeting places for the principal use of the local community
- F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)
- F2(d) Indoor or outdoor swimming pools or skating rinks
- Appropriate sui generis town centre uses (for example: public house, wine bar or drinking establishment, a venue for live music performance, a cinema, a concert hall, a bingo hall, a dance hall, subject to site specific circumstances)

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

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

**Scheduled Ancient Monument (SAM)** is a legally protected (generally archaeological) site that is considered to be of national importance. Scheduled monuments are described here because of the high level of legal protection that is afforded them. Not all of Southwark's SAMs are archaeological monuments, for example the pumping engine house for Brunel's Thames tunnel at Rotherhithe. Also, not all scheduled sites are ancient.

**Scheduled Monument** is protected by law, and any development that affects a scheduled monument requires formal written Scheduled Monument Consent (SMC) from the Secretary of State for DCMS. Historic England's Inspector of Ancient Monuments gives advice to the government on each application and administers the consent system. In assessing applications, the Secretary of State will aim to ensure that the significance of protected sites is safeguarded for the long term.

**Secured by Design** is a police initiative that seeks to encourage the construction industry to adopt crime prevention measures in the design of developments, to assist in reducing the opportunity for, and fear of, crime.

**Setting of a heritage asset** is the surroundings 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.

**Sensitivity** is the likelihood of typical development impacts causing significant harm to assets of National, Regional and Local Interest. Sensitivity is closely allied to significance and potential but also takes account of an asset's vulnerability and fragility.

**Significance** is the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Social Regeneration** is about ensuring that the places where people live, now and in the future, create new opportunities, promote wellbeing and reduce inequalities so that people have better lives, in stronger communities, and achieve their potential.

**Social rent equivalent in a private rented scheme (PRS)** are rents calculated in the same way as social rent, using the formula set out in the HCA Rent Standard Guidance. These homes are not required to be managed by a registered provider but will be secured in perpetuity through a section 106 agreement.

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

**Small and Medium Sized Enterprises (SMEs)** are small businesses which typically operate from business units

with a floorspace under 235 sqm.

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

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

**Student** is a person following a course in higher education as recognised by the Office for Students (as defined in the London Plan).

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

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

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

**Sustainable** is a state of being capable of meeting present needs without compromising ability to meet future needs.

**Sustainable drainage system** is an environmentally-friendly way of dealing with surface water runoff to avoid problems associated with conventional drainage practice. These problems include exacerbating flooding. This approach may also be termed "SuDS" (or sustainable urban drainage systems).

**Temperature regulation** (see Global warming).

**Tall Buildings** are above 30m except where they are 25m in the Thames Special Policy Area, and also where they are significantly higher than surrounding buildings or their emerging context.

**Transparent** means something is open to public scrutiny.

**Travellers and Gypsies** (definition from the Planning Policy for Traveller Sites (August 2021)) - Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

**Town centre uses** included housing, retail development (such as warehouse clubs and factory outlet centres), leisure, entertainment facilities, sport and recreation uses (such as 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 (such as theatres, museums, galleries and concert halls, hotels and conference facilities) development.

**Undesignated Heritage Asset** places which do not have formal recognition, but may nevertheless be demonstrably equivalent in value to formally recognised assets, and in some cases should be treated in the same way. Southwark has a range of undesignated heritage assets and we have selected the key ones below. The value of places can change over time and heritage value and significance may become apparent when new evidence or knowledge is revealed.

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

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

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

**Value** includes an aspect of worth or importance, attached by people to the quality of places.

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

**Water sensitive urban design** is an approach to designing the built environment that seeks to provide integrated solutions to flood risk management, sustainable water use and supply and the improvement of water quality.