

## London Borough of Barnet Publications

### Character Appraisals

The following Character Appraisals covering important historical and formal Conservation Areas have been produced.

Character Appraisal, *Cricklewood Railway Terraces* (1998)

Character Appraisal, *Golders Green Town Centre* (1998)

Character Appraisal, *The Railway Terraces, Cricklewood Conservation Area* (1998)

Character Appraisal, *The Bishop's Avenue, Hampstead Garden Suburb Conservation Area* (1999)

Character Appraisal, *Totteridge Conservation Area* (2000)

Character Appraisal, *Mill Hill Conservation Area* (2000)

Character Appraisal, *Wood Street Conservation Area* (2002)

Character Appraisal, *Glenhill Close* (2002)

Combined Character Appraisal & Design Guidance, *Watling Estate Conservation Area* (1998)

### Design Guidance Notes

The Planning Service has published the following Design Guidance Notes, which have been formally approved by the council. These are regularly updated – please consult the Planning Service for details of any changes.

Design Guidance Note No. 1, *Advertising and Signs* (1993)

Design Guidance Note No. 2, *The Selection and Siting of Satellite Antennae* (1993)

Design Guidance Note No. 3, *The Construction of Hard-standings and Vehicular Crossovers* (1993)

Design Guidance Note No. 4, *The Removal or Alteration of Chimney Stacks* (1993)

Design Guidance Note No. 5, *Extensions to Houses* (2003)

Design Guidance Note No. 6, *The Replacement of Windows and Doors* (1993)

Design Guidance Note No. 7, *Residential Conversions* (1994)

Design Guidance Note No. 8, *Materials and Colour* (1995)

Design Guidance Note No. 9, *Walls, Fences and Gates* (1994)

Design Guidance Note No. 10, *Shopfronts* (1996)

Design Guidance Note No. 11, *Porches* (1995)

Design Guidance Note No. 12, *Designing to Reduce Crime* (2000)

### Supplementary Planning Guidance/Supplementary Planning Documents

The following supplementary documents have been, or are in the course of being, prepared by the Planning Service.

Supplementary Planning Guidance, *Educational Needs Generated by New Housing Developments* (2000)

Supplementary Planning Guidance, *Cricklewood, Brent Cross and West Hendon Regeneration Area Development Framework* (2004)

Supplementary Planning Document, *Planning Obligations* (2006)

Supplementary Planning Document, *Contributions to Affordable Housing* (not yet adopted)

Supplementary Planning Document, *Contributions to Lifelong Learning from Development* (not yet adopted)

## Other London Borough of Barnet Publications

Barnet Local Strategic Partnership (2006) *A Sustainable Community Strategy for Barnet 2006 – 2016* (available at <http://www.barnet.gov.uk/sus-community-strategy-2006-2016.pdf>)

Barnet Safer Communities Partnership (2005) *Safer Communities in Barnet – A Crime and Disorder and Drugs Strategy for Barnet 2005-2008* (available at <http://www.barnet.gov.uk/index/community-living/crime-prevention/community-safety/community-safety-strategy.htm>)

London Borough of Barnet (1998) *New Century, New Start*, Local Agenda 21 Strategy

London Borough of Barnet and Londonomics (1999) *Assessment of Employment Land of Demand in Barnet*

London Borough of Barnet (1999) *Community Safety Strategy and Action Plan*

London Borough of Barnet (1999) *Economic Development Strategy*

London Borough of Barnet (1999) *Industrial and Commercial Property Register*

London Borough of Barnet (2000) *Housing Needs Survey*

London Borough of Barnet (2000) *Strategy for Sport and Physical Activity in Barnet 2001-2006*

London Borough of Barnet (2001) *Housing Needs Survey 2001 – 2006*

London Borough of Barnet (2003) *Barnet Housing Strategy 2003 – 2010* (available at <http://www.barnet.gov.uk/index/housing/housing-strategy/housing-strategy-update.htm>)

London Borough of Barnet (2003) *Barnet First Class – Community Plan for Barnet 2003-2006*

London Borough of Barnet (2004) *The Three Strands Approach* (available at <http://www.barnet.gov.uk/index/environment-planning/regeneration-and-strategic-development.htm>)

London Borough of Barnet (2004) *Corporate Plan 2004/5 – 2007/8*

London Borough of Barnet (2006) *Corporate Plan 2006/7 – 2009/10* (available at <http://www.barnet.gov.uk/index/council-democracy/corporate-plan.htm>)

London Borough of Barnet (2006) *2006 Draft Housing Needs Assessment* (available at <http://www.barnet.gov.uk/index/housing/housing-strategy/housing-strategy-update.htm>)

London Borough of Barnet (2006) *Local Implementation Plan 2005/06 – 2010/11* (available at <http://committeepapers.barnet.gov.uk/democracy/reports/reportdetail.asp?ReportID=2821>)

London Borough of Barnet (2006) *Transport Strategy 2006 – 2016* (available at <http://committeepapers.barnet.gov.uk/democracy/reports/reportdetail.asp?ReportID=3299>)

North London Strategic Alliance (2006) *Towards A North London Economic Development Implementation Plan*, Version 3, NLSA, London (available at <http://committeepapers.barnet.gov.uk/democracy/reports/reportdetail.asp?ReportID=3038>)

London Borough of Barnet (1986) *Schedule of Buildings of Local Architectural or Historic Interest*

London Borough of Barnet (2004) *Premier Parks Strategy*

London Borough of Barnet (2005) *Waste Prevention Strategy*

London Borough of Barnet (2005) *Local Development Scheme*

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- British Standards Institute (2001) *BS8300: Design of Buildings and Their Approaches to Meet the Needs of Disabled People*, BSI, London
- Building Research Establishment Conservation Support Unit (1998) *Planning for Passive Solar Design*, BRE, Watford
- Commission for Architecture and the Built Environment (2006) *Design and Access Statements – How to Write, Read and Use Them*, CABE, London
- Crime Prevention Through Environmental Design (2000) *Safety and Accessibility*, London
- Department for Communities and Local Government (2003) *Part E – Building Regulations: Resistance to the Passage of Sound*, RIBA, London (available at <http://www.planningportal.gov.uk/england/professionals/en/4000000000263.html>)
- Department for Communities and Local Government (2004) *Part M – Building Regulations: Access to and Use of Buildings*, RIBA, London (available at <http://www.planningportal.gov.uk/england/professionals/en/4000000000988.html>)
- Department for Education and Skills (2004) *The Protection of School Playing Fields and Land for Academies*, DfES, London (available at <http://publications.teachernet.gov.uk/default.aspx?PageFunction=productdetails&PageMode=spectrum&ProductId=DfE-1017-2004>)
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- Department of the Environment, Transport and the Regions (1999) *A New Deal for Transport – Better for Everyone*, DETR, London (available at [http://www.dft.gov.uk/stellent/groups/dft\\_about/documents/page/dft\\_about\\_503890-03.hcsp](http://www.dft.gov.uk/stellent/groups/dft_about/documents/page/dft_about_503890-03.hcsp))
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## Legislative Background

### Overview

The key statutes and government publications that have guided the preparation of the Unitary Development Plan are:

- The Town and Country Planning Act 1990
- The Town and Country Planning (Development Plan) (England) Regulations 1999
- Planning Policy Guidance Note 12 – *Development Plans* (1999)
- The Town and Country Planning (London Spatial Development Strategy) Regulations 2000
- The *London Plan* 2004
- The Planning and Compulsory Purchase Act 2004

The Unitary Development Plan was introduced in Barnet under the provisions of the Town and Country Planning Act 1990. The Act and the Town and Country Planning (Development Plan) (England) Regulations 1999 state that the UDP should consist of:

- A Written Statement formulating the general policies of the local authority in respect of development and local land use, measures for the improvement of the physical environment and the management of traffic.
- Specific development Proposals and Policies.
- A reasoned justification of the general Policies (in Part 1 of the Plan) and of Proposals (in Part 2 of the Plan). The Proposals in Part 2 of the Plan must be in general conformity with Part 1.
- Such diagrams, illustrations or other descriptive/explanatory matter as the local authority thinks appropriate (or as might be prescribed in various guidance).
- A map showing development Proposals on a geographical basis.

The UDP must also address matters prescribed by government and have regard for:

- Any strategic guidance given by the Secretary of State for Communities and Local Government.
- Current national and regional policies.
- The resources likely to be available.
- Social, economic and environmental considerations.
- Conservation of natural beauty and the amenity of the land.
- The improvement of the physical environment.
- Other matters the government may direct local authorities to take into account.

Under the Greater London Authority Act 1999 and the Town and Country Planning (London Spatial Development Strategy) Regulations 2000, the Mayor of London has responsibility for producing a spatial development strategy for London. It replaced the strategic planning guidance for London, RPG3, and the London parts of the strategic planning guidance for the River Thames (RPG3b/9b). The Mayor's spatial development strategy is known as the *London Plan* and was published in February 2004. All London boroughs' UDPs are required to be in general conformity with the *London Plan* as the Planning and Compulsory Purchase Act 2004 gave it 'development plan' status – together with the UDP, it therefore forms the development plan for Barnet.

### Planning Policy Guidance Notes and Planning Policy Statements

Planning Policy Guidance Notes (PPGs) and their replacement, Planning Policy Statements (PPSs), are prepared by the government after public consultation, in order to explain statutory requirements and to provide guidance to local authorities and others on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use.

Planning Policy Statement 1 – *Delivering Sustainable Development* (published February 2005). This replaced PPG1 – *General Policies and Principles* (1997).

Planning Policy Guidance 2 – *Green Belts* (published January 1995 and amended March 2001).

Planning Policy Guidance 3 – *Housing* (published March 2000 and two updates published in January 2005).

Planning Policy Guidance 4 – *Industrial and Commercial Development and Small Firms* (published in November 1992).

Planning Policy Guidance 5 – *Simplified Planning Zones* (published in November 1992).

Planning Policy Statement 6 – *Planning for Town Centres* (published March 2005). This replaced PPG6 – *Town Centres and Retail Developments* (1996).

Planning Policy Statement 7 – *Sustainable Development in Rural Areas* (published August 2004). This replaced PPG7 – *The Countryside: Environmental Quality and Economic and Social Development* (1999).

Planning Policy Guidance 8 – *Telecommunications* (published August 2001).

Planning Policy Statement 9 – *Biodiversity and Geological Conservation* (published August 2005). This replaced PPG9 – *Nature Conservation* (1994).

Planning Policy Statement 10 – *Planning for Sustainable Waste Management* (published July 2005). This replaced PPG10 – *Planning and Waste Management* (1999).

Planning Policy Statement 11 – *Regional Spatial Strategies* (published September 2004). This replaced PPG11 – *Regional Planning* (2000).

Planning Policy Statement 12 – *Local Development Frameworks* (published September 2004). This replaced PPG12 – *Development Plans* (1999), although that remained in operation for development plans still being prepared under the 1999 Regulations.

Planning Policy Guidance 13 – *Transport* (published March 2001).

Planning Policy Guidance 14 – *Development on Unstable Land* (published 1990).

Planning Policy Guidance 15 – *Planning and the Historic Environment* (published September 1994). Circulars 01/2001 and 09/2005 amend the existing PPG15 and should be read in conjunction with it.

Planning Policy Guidance 16 – *Archaeology and Planning* (published November 1990).

Planning Policy Guidance 17 – *Planning for Open Space, Sport and Recreation* (published July 2002).

Planning Policy Guidance 18 – *Enforcing Planning Control* (published December 1991).

Planning Policy Guidance 19 – *Outdoor Advertisement Control* (published March 1992).

Planning Policy Guidance 20 – *Coastal Planning* (published September 1992).

Planning Policy Guidance 21 – *Tourism* (published November 1992). This was withdrawn in 2006 and national planning guidance on tourism is now in the *Good Practice Guide on Planning for Tourism* (published May 2006).

Planning Policy Statement 22 – *Renewable Energy* (published August 2004). This replaced PPG22 – *Renewable Energy* (1993).

Planning Policy Statement 23 – *Planning and Pollution Control* (published November 2004). This replaced PPG23 – *Planning and Pollution Control* (1994).

Planning Policy Guidance 24 – *Planning and Noise* (published September 1994).

Planning Policy Guidance 25 – *Development and Flood Risk* (published July 2001).

### Planning Circulars and the Interpretation of Law

Circular 04/06 *Planning Inquiries into Major Infrastructure Projects: Economic Impact Reports*.

Circular 02/06 (DCLG) *Crown Application of the Planning Acts*.

Circular 02/06 (ODPM) *Changes to Planning Regulation for Casinos*.

Circular 01/06 (DCLG) *Guidance on Changes to the Development Control System*.

Circular 01/06 (ODPM) *Planning for Gypsy and Traveller Caravan Sites*.

Circular 11/05 *The Town and the Country Planning (Green Belt) Direction*.

Circular 10/05 *Permitted Development Rights for Antennas*.

Circular 09/05 *Arrangement for Handling Heritage Applications – Notification To National Amenity Societies Direction*.

Circular 08/05 *Guidance on Changes to the Development Control System*.

Circular 07/05 *Planning Inquires into Major Infrastructure Projects Procedures.*

Circular 06/05 *Biodiversity and Geological Conversation – Statutory Obligations and Their Impact within the Planning System.*

Circular 05/05 *Planning Obligations.*

Circular 03/05 *Changes of Use of Building and Land – The Town & Country Planning (Use Classes) Order 1987 as amended by SI 2005/85.*

Circular 02/05 *Temporary Stop Notices.*

Circular 01/05 *The Town & Country Planning (Residential Density) (London, South East England, South West England and Northamptonshire) Direction.*

Circular 06/04 *Compulsory Purchase and the Crichel Down Rules.*

Circular 06/03 *Local Government Act 1972 General Disposal Consent (England).*

Circular 02/03 *Compulsory Purchase Orders.*

Circular 02/02 (ODPM) *Enforcement Appeals Procedures.*

Circular 02/02 (DTLR) *Planning Inquiries Into Major Infrastructure Projects.*

Circular 01/01 *Arrangement for Handling Heritage Communication-Notification and Directions by the Secretary Of State.*

Circular 08/00 *The Town & Country Planning (Residential Development on Greenfield Land) (England) Direction 2000.*

Circular 05/00 *Planning Appealing Procedures (Including Inquires Into Called-in Planning Applications).*

Circular 04/00 *Planning Control of Hazardous Substances.*

Circular 07/99 *The Town & Country Planning (Development Plans and Consolutions (Departure)) Direction 1999.*

Circular 03/99 *Planning Requirement in Respect of the Use of Non-mains Sewerage Incorporating Septic Tanks in New Development.*

Circular 02/99 *Environmental Impact Assessments.*

Circular 09/98 *Town and Country Planning (Playing Fields) (England) Direction 1998.*

Circular 06/98 *Planning and Affordable Housing.*

Circular 10/97 *Enforcing Planning Control – Legislative Provision and Procedural Requirements.*

Circular 11/95 *Use of Conditions in Planning Permission.*

Circular 15/94 *Town & Country Planning (Control of Advertisements) (Amendment) Regulations 1994.*

Circular 15/93 *Town & Country Planning (Shopping Development) (England and Wales) (No.2) Direction 1993.*

Circular 31/92 *Town & Country Planning (Fees for Application and Deemed Application) (Amendment) (No.2) Regulations 1992.*

Circular 15/92 *Publicity for Planning Applications.*

Circular 22/91 *Travelling Showpeople.*

Circular 01/00 (DETR) *Strategic Planning in London.*

## Primary Legislation

Countryside Act 1968.

Countryside and Rights of Way Act 2000.

Chronically Sick and Disabled Persons Act 1970.

Criminal Justice and Public Order Act 1994.

Disability Discrimination Act 1995.

Environment Protection Act 1990.



Environment Act 1995.

Home Energy Conservation Act 1987.

Planning (Hazardous Substance) Act 1990.

Protection of Badgers Act 1992.

Wild Mammals (Protection) Act 1996.

Road Traffic Reduction Act 1997.

### Secondary Legislation

Town and Country Planning (Spatial Development Strategy) Regulations & Mayor of London Order 2000.

Town and Country Planning (Environmental Impact Assessments) (England and Wales) Regulations 1999.

Town and Country Planning (General Permitted Development) Order 1995.

General Development Procedure Order 1995.

Use Classes Order 1987 (as amended).

Hedgerow Regulations 1997.

Conservation (Natural Habitats &c.) Regulations 1994.

GLA Roads Designation (Amendment) Order 2000.

Town and Country Planning (Green Belt) Direction 2005.

## Glossary of Terms and Abbreviations

**Accessible** – Any building or facility that does not deny or restrict entry or use by disabled people.

**Advertisement** – Any word, letter, model, sign, placard, board, notice, awning, blind, device or representation, whether illuminated or not, employed wholly or partly for the purposes of advertisement, announcement or direction, including any hoarding (Section 336 of the Town and Country Planning Act 1990).

**Advertisement Consent** – An application to the local planning authority to display an advertisement that is not exempt from control or has deemed consent under the Town and Country Planning (Control of Advertisements) Regulations 1992.

**Affordable Housing** – Housing that is provided, and is permanently available, at a cost to the occupier which is comparable with current rent or purchase prices of other Registered Social Landlord accommodation in the borough (of a similar size and quality) with the aid of subsidy.

**Agriculture** – Horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock; the use of land for grazing, meadows, osiers, market gardens and nurseries; woodland where the use is ancillary to other agricultural purposes (derived from Section 336 of the Town and Country Planning Act 1990).

**Amenity Space** – Those open areas within a development which are used exclusively by the occupants for their recreation. These could be private gardens or communal open space.

**Ancillary Use** – A use which is subservient to the main use of the building or site.

**Archaeology** – Study of civilizations through their material remains.

**Areas of Special Character** – A strategically important area for London, crossing borough boundaries, that has landscape, historic and architectural interest.

**Article 4 Directions** – The Local Planning Authority may make a direction, under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, which removes from the category of “permitted development” any development specified in the direction.

**Best Practical Environmental Option** – The ‘Best Practical Environmental Option’ involves assessing the environmental and economic costs of disposal in order to determine the best method of dealing with certain types of waste. There may be occasions where materials cannot be reused or recycled and landfill is the only option.

**Biodiversity** – A wide variety of life forms (including animal and plant life).

**Brownfield Land** – Previously developed and ‘used’ land or buildings.

**Building Preservation Notice** – This can be served by a Local Planning Authority if it is worried that a non-listed building is at risk. It works in effect by ‘listing’ the building for a period of six months, after which it is either confirmed as listed by the Secretary of State for the Environment or the notice ceases to apply (Section 3 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

**Business Parks** – A low-intensity, modern business complex, dominated by business uses, often dominated by high technology firms and small firms.

**Business Use (Class B1)** – Use for the purposes of offices, research and development or industry, providing that such a use can be carried out in a residential area without detriment to the amenity of that area (definition derived from the Town and Country Planning (Use Classes) Order 1987).

**Capital Ring and London Loop** – Incomplete orbital walks around the capital. These have been labelled the rambler’s equivalent of the North and South Circular Roads and M25 respectively.

**Change of Use** – A material change in the use of land or buildings from one class of use to another (as defined by the Town and Country Planning (Use Classes) Order 1987) constitutes development and so requires planning permission.

**Circulars** – Statements issued by central government which give advice on legislation to Local Planning Authorities and developers.

**Comparison Goods** – Goods for which purchase involves comparison by the customer and which, while not being purchased frequently, must nevertheless be stocked in a wide range of size, styles, colours and qualities e.g. clothes and footwear, fashion wear, fabrics, jewellery, furniture and goods normally sold at specialist shops and general stores.

**Conservation Areas** – Areas of particular architectural quality where the grouping of all the buildings makes a significant contribution to the townscape.

**Conservation Area Consent** – Consent required from the Local Planning Authority for the demolition of structures, except certain categories listed in Circular 14/97 (for example buildings under 115m<sup>3</sup> in volume).

**Construction Employment** – The construction, repair and demolition of buildings, structure and plant; the undertaking of civil engineering projects; and all other activities included in Division 5 of the Standard Industrial Classification (definition derived from the *Standard Industrial Classification 1980*).

**Contaminated Land** – Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

- Significant harm is being caused or there is a significant possibility of such harm being caused; or
- Pollution of controlled waters is being, or is likely to be, caused.

**Controlled Parking Zone** – Area of widespread, on-street parking control where parking provision is allocated according to local needs.

**Convenience Goods** – Goods bought frequently, or out of necessity, requiring minimum effort in selection and buying e.g. food, tobacco, newspapers and other goods of a standardised type for which there is a wide sale (distinguishable from comparison goods).

**Conversion** – The sub-division of residential properties into self-contained flats or maisonettes.

**Countryside Conservation Areas** – Broad tracts of land where the more traditional English landscape predominates and which are of high wildlife interest. The wildlife value is not usually concentrated in any one part, but is diffused through the whole area in features such as hedges, ditches, permanent pasture, meadows, copses and woods (definition derived from London Ecology Unit (1986) *Ecology Handbook No. 4*, London).

**Density (Net Residential)** – The existing or proposed number of habitable rooms in a given area, usually expressed in terms of habitable rooms per hectare or acre. This is calculated using a gross site area, which is defined as the site area plus any area of adjoining roads enclosed by extending the side boundaries of the site up to the centre of the road, or to six metres out from the frontage, whichever is the less (Royal Institution of Chartered Surveyors & The Incorporated Society of Valuers and Auctioneers (1993) *Code of Measuring Practice*, Fourth Edition, London). PPG3 recommends a minimum of 30 dwellings per hectare nationally, which equates to 90 to 150 habitable rooms per hectare. The site area excludes surrounding roads, schools, open spaces serving a wider area and significant landscape strips; it would include internal access roads to an estate, gardens, car parking areas and incidental open space and children's play areas (PPG3 Annex C).

**Design And Access Statements** – Documents that explain the design thinking behind a planning application. Statements should include a written description and justification of the planning application.

**Development** – The carrying out of building, engineering, mining or other operations in, on, over or under the land, or the making of any material change in the use of any buildings or other land (Section 55 of Town and Country Planning Act 1990). Throughout the Plan, the term 'development' is taken to include new development, redevelopment and change of use.

**Development Framework** – A strategy document covering a relatively large area of land that sets out the basic structure of how it will be developed and the mixed uses that will be encouraged. It can be in three dimensions, covering land parcels, phasing of development, linkages, component uses, open space, urban design, delivery mechanisms (e.g. Section 106 agreements and planning conditions), parking and the methods of consultation and neighbourhood management. The detail of these issues will be devolved to site specific proposals.

**Dwelling** – A building or any part of a building that forms a separate and self-contained unit designed to be occupied by a single family or household.

**Ecology** – A branch of biology dealing with living organisms, habitats, modes of life and relations to their surroundings.

**Economic Development Strategy** – A statement produced by the council stating its proposals for the development of the local economy (a requirement of the Local Government and Housing Act 1989).

**Edge-of-Centre** – For retail store locations, a location within 200 to 300 metres of the primary shopping area, often with parking facilities serving the centre. For the location of offices or leisure proposals, approximately 500 metres from a public transport interchange or station (PPG6 Annex A).

**Employees in Employment** – A count of civilian jobs with employers who run a PAYE scheme. Participants in government employment and training schemes are included if they have a contract of employment. HM forces, homeworkers and private domestics are excluded. As the estimates of employees in employment are derived from employers' reports of the number of people they employ, individuals holding two jobs with different employers will be counted twice.

**Energy Efficiency** – The use of energy in an effective way relative to the objective involved. A result of energy efficiency should be reduced in both demand for resources and damage to the environment due to energy generation.

**Enforcement Notice** – A legal notice issued by a Local Planning Authority to remedy a breach of planning control, where it is considered expedient to do so having regard to the Development Plan and any other material considerations (Section 172 of Town and Country Planning Act 1990).

**Environmental Impact Assessment (EIA)** – Overall procedure to draw together in a systematic way an assessment of a project's likely significant environmental effects. It also sets out the actions needed to mitigate any harmful effects (Circular 02/99).

**Environmental Statement (ES)** – Information compiled by a developer towards an Environmental Impact Assessment. Prior to submission, the LPA can give a screening opinion if asked to determine whether or not an EIA is necessary. After this, and if necessary, a scoping opinion can be given by the Local Planning Authority giving advice as to what is to be included in the EIA.

**Family Housing** – Accommodation suitable for households including children, usually consisting of two or more bedrooms.

**Floor Area** – A measurement made externally for each floor level of a building and defined as Gross External Floor Area (Royal Institute of Chartered Surveyors).

**Government Office for London (GOL)** – The regional office of government for London, responsible for advice to ministers and others on planning and other matters.

**Greater London Authority** – A statutory body comprising an elected Mayor of London and a Greater London Assembly of elected members, which has strategic responsibilities for a variety of services and functions in the capital.

**Grade III Agricultural Land** – Agricultural land in Britain is classified by the Ministry of Agriculture, Fisheries and Food as being Grade I, II or III. Grade I is the best quality; Grade III is itself divided into IIIa, IIIb and IIIc depending upon its quality.

**Green Belt** – A stretch of open land encircling Greater London in which development is strictly controlled, which gives definition to the built-up area and limits urban sprawl.

**Green Chain** – Public and private open space within urban areas, such as parks, playing fields, rivers, corridors and golf courses, which are, or can potentially be, interlinked.

**Green Corridor** – Open space leading from the countryside towards Inner London, facilitating movements of plants and animals. The emphasis is more on its nature conservation value than Green Chains and it is not necessarily publicly accessible.

**Grey Water** – Water that has already been used in domestic appliances and fittings (not toilets) and that can be used for toilet flushing/garden watering.

**Habitable Room** – A room within a dwelling, the primary purpose of which is for living, sleeping or dining, including kitchens where the total area is more than 13m<sup>2</sup> (including fittings), or the dining space if it is divided from the working area by a moveable partition. Rooms exceeding 20m<sup>2</sup> will be counted as two. The rooms requiring the most light under British Standards 8206 are kitchens (of all sizes), followed by living rooms and then bedrooms.

**Hammersmith and Fulham Model** – This incorporates a database of access points to the public transport network (bus stops and railway stations), and the services that use them. It calculates an 'accessibility value' based on the walking and waiting times for all public transport services within reasonable walking distance of a given point, with a bias towards those nearest to it. This value is then categorised within one of six public transport accessibility grades agreed for London, ranging from 1 (very poor) to 6 (very high).

**Heritage Land** – Open land that has an intrinsic and strategic value because of its landscape, historic and nature conservation interest.

**High Building** – One which significantly exceeds the height of surrounding buildings and structures.

**High Technology Firms** – Firms involved in the provision of goods or services which are dependent upon the application or development of new technology or knowledge (definition derived from The National Development Control Forum, *High Technology Development*; and Hillier Parker (1986) *Hi-Tech*).

**HMO (House in Multiple Occupation)** – A dwelling that is occupied by persons who do not form a single household and who share living areas of facilities. It is not a single household if the occupiers do not have relationships which provide a particular reason for living together such as being a family, or in terms of employment or other activity, or friendship (derived from Section 345 of the Housing Act 1985).

**Hoarding** – A fence of boards often bearing advertisements.

**Homeless People** – Those who have no home at all and for whom the statutory duties of local authorities are as set out in the Housing Act 1996.

**Household** – One person living alone, or a group of people who may or may not be related living or staying temporarily at the same address with common housekeeping, sharing at least one meal a day or occupying a common living or sitting room.

**Housing Association** – see Registered Social Landlord.

**Housing Authority** – In London, all borough councils and the City of London Common Council have powers and responsibilities under the various Housing Acts.

**Housing Demand** – The result of households demonstrating a willingness and ability to pay for different types and standards of accommodation. This should not be confused with housing need, which stems from a desire to provide a minimum standard of accommodation for all households (definitions derived from Department of the Environment (1980) *Housing Requirement – A Guide to Information and Techniques*, DoE, London).

**Housing Need** – A total of those persons in unsuitable housing who are unable to rent or buy in the open market, and/or those who are in concealed households who wish to move out, and/or those who are homeless.



**Housing Requirement** – The combination of the three elements of demand, need and preference, which relates to aspirations and is not constrained by ability to pay (definition derived from Department of the Environment (1980) *Housing Requirement – A Guide to Information and Techniques*, DoE, London).

**HRA** – Habitable rooms per acre.

**HRH** – Habitable rooms per hectare.

**Industrial Use (Class B2)** – A business activity where goods are manufactured or produced or an industrial use which cannot be carried out in any residential area without detriment to the amenity of that area (definition derived from the Town and Country Planning (Use Classes) Order 1987). B1 industrial uses can be carried out in any residential area without nuisance, but B2 uses can cause a loss of amenity in such situations. For the purposes of the “Employment” chapter of the UDP the retail sector is excluded from this definition.

**Interchange** – A transport facility at which travellers can transfer from one means of transport to another or from one service to another.

**ITC infrastructure** – Infrastructure that supports information and telecommunications technologies.

**Lifetime Homes** – Houses meeting certain design criteria, as specified by the Joseph Rowntree Foundation, which mean that anyone can live in them, regardless of their age or physical mobility.

**Listed Building Consent** – Consent from the Local Planning Authority required for the demolition of a building, or for any works of alteration/extension which would affect the character of a building, listed as a building of special, architectural or historic interest (Planning (Listed Buildings and Conservation Areas) Act 1990).

**Local Agenda 21** – A grouping of the council, businesses, organisations and local residents working in partnership to improve living practices, to ensure that today’s society lives within environmental limits to meet the needs of future generations.

**London Loop** – See the Capital Ring.

**LPA** – Local Planning Authority.

**LPAC** – London Planning Advisory Committee, a grouping of all London boroughs’ planning departments that considered strategic, pan-London matters (later subsumed into the GLA in July 2000).

**London Walking Forum** – A partnership between statutory agencies, local authorities and specialist agencies established in 1993, its principal aim is to coordinate the linking together of green spaces, paths created along river banks and other green routes. It endorses Metropolitan Walks and the orbital routes around London.

**Masterplan** – A detailing of a Development Framework as a planning application or as its accompaniment, that covers implementing urban design to the highest standard, the coverage of building lines, scale and height, materials, the public realm, street furniture and activities.

**Mayor Of London** – See Greater London Authority.

**Metropolitan Open Land** – Major open spaces that are within the urban area that have more than borough-wide significance for their contribution to recreation, leisure and visual amenity, and which receive the same presumption against development as the Green Belt.

**Metropolitan Walks** – Individual walks in the network of circuits and linear routes across London, often linking open spaces and countryside. The London Walking Forum will endorse those walks that meet the appropriate minimum standards (which includes accessibility standards).

**Mixed Housing** – Residential development consisting of a mix of flats and houses of different sizes, suitable for various household types, from single people to family households.

**Mixed Uses** – Different but compatible uses within an existing or new build development, that can be within the same building or in close proximity to each other.

**Modal Split** – The proportionate split by type of trip between different transport modes employed by people arriving at a particular destination, or in an area generally, including by foot and by public transport.

**Nature Conservation Area** – Parts of the borough identified by the London Ecology Unit as being important in terms of flora and fauna.

**Natural Resources** – For the purposes of the Development Plan natural resources include water resources, land resources, soil and mineral resources (PPG12).

**Nature Reserve** – There are three designations of nature reserve:

- National Nature Reserve – An area of national or international importance, owned or leased by English Nature or approved bodies, primarily for the benefits of nature conservation.
- Local Nature Reserve – A habitat of local significance that makes a useful contribution both to nature conservation and for the public to see, learn and enjoy wildlife (declared under Section 21 of the National Parks and Access to Countryside Act 1949).
- Non-Statutory Nature Reserve – Nature reserves established and managed by a variety of public and private bodies (PPS9).

**Office** – A building or part of a building in which clerical, administrative and some forms of professional work are undertaken within the B1 use class (Office of National Statistics).

**Office of the Deputy Prime Minister (ODPM)** – Created as a government department in 2002, it was responsible for policy on housing, planning, devolution, regional and local government and the fire service until 2006. It also had responsibility for the Social Exclusion Unit, the Neighbourhood Renewal Unit and the Government Offices for the Regions. Planning policy is now the responsibility of the Department of Communities and Local Government (DCLG).

**Open Water Courses/Areas** – Rivers, canals, docks, reservoirs, lakes and other open water.

**Out-of-Town Centre** – A location clearly separated from a town centre that can still be in an urban area.

**Permitted Development** – Extensions to houses, other building works and changes of use that are allowed without the need for planning permission by reason of the General Permitted Development Order 1995.

**Planning Brief** – A planning brief is a statement of the land use opportunities and constraints presented by a particular site, prepared for the guidance of potential developers. It will generally give details of the favoured land uses for the site and the standards which any development should meet.

**Planning Conditions** – Restrictions which apply to the granting of planning permission. The Town and Country Planning Act 1990 empowers Local Planning Authorities to “attach such conditions as they think fit” to the granting of planning permission. There are constraints on the use of conditions, which should only be imposed where they are necessary, relevant to planning and the development in question, enforceable, precise and reasonable in all other respects.

**Planning Obligations** – In granting planning permission the Local Planning Authority may enter into planning obligations with the developer regarding the land concerned or other land. Planning obligations can be used to ensure that the environment is safeguarded and that the necessary infrastructure, facilities and amenities are provided, but are used only if a planning condition could not be used for the same purpose. Planning obligations are made under Section 106 of the Town and Country Planning Act 1990.

**Planning Policy Guidance Notes (PPGs)** – Notes issued by the Government which set out national advice on different aspects of planning policy. They must be taken into account by Local Planning Authorities in the preparation of their development plans and in the determination of planning applications and appeals.

**Planning Policy Statements (PPSs)** – The replacements for Planning Policy Guidance Notes.

**Previously Developed Land** – Land which is, or was, occupied by a permanent (non-agricultural) structure, and associated fixed, surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings, and land used for mineral extraction and waste disposal where provision for restoration has not been made through development control procedures (PPG3).

**Production Industries** – Agriculture, forestry and fishing; energy and water supply; other mineral and ore extraction; metal goods engineering and vehicle production; other manufacturing industries; construction; and all other activities included in Divisions 6 to 9 of the *Standard Industrial Classification 1980*.

**Proximity Principle** – The proximity principle ensures that waste is managed or disposed of close to the point at which it is generated, thereby reducing traffic.

**Recycling** – The re-use of materials from a finite source, such as metal, glass and plastics, which would otherwise be discarded.

**Regional Planning Guidance (RPGs)** – Planning guidance which provides strategic guidance for the development of each region.

**Registered Social Landlord** – A non-profit making organisation registered with the Housing Corporation whose purpose is to provide, construct, improve or manage houses for sale or rent.

**Renewable Energy** – This is the term used to cover those energy flows that occur naturally and repeatedly in the environment, from the sun, wind or oceans.

**Retail Warehouse** – A single level retail store selling non-food goods direct to the public on the premises, with at least 10,000 square feet (929m<sup>2</sup>) gross floor space, usually occupying a purpose built structure with associated car parking, or an existing converted warehouse. The retail warehouse tends to be self-contained with all the stock held on the premises and in many cases all the stock is held on the sales floor (definition derived from Unit for Retail Planning Information (1978) *Discount Retail Warehouses*, Report U6, London). Also a large, single level store specialising in the sale of households goods such as carpets, furniture and electrical goods and bulky DIY items, catering mainly for car-borne customers and often in out-of-centre locations (PPG6 Annex A).

**Retail Warehouse Park** – An agglomeration of at least three retail warehouses (PPG6 Annex A).

**Road Hierarchy** – Categorisation of roads by function and intended traffic management.

**Road Network** – A graded system of roads of differing traffic importance made up of primary, secondary and local roads (definition derived from Greater London Council (1976) *The Greater London Development Plan*, GLC, London).

**Section 106 Agreement** – A binding agreement under this section of the Town and Country Planning Act 1990 between the council and a developer covering any subject, often but not necessarily linked to a planning permission, regarding matters related to the proposed development.

**Sequential Approach (Housing)** – Using existing urban sites previously developed close to public transport for new housing development before any greenfield site is released for development (PPG3).

**Sequential Test Approach (Retail)** – An approach based on the principle that if there is a need/capacity for further retail development, “the first preference should be for town centre sites, where suitable sites or buildings suitable for conversion are available, followed by edge-of-centre sites, district and local centres and only then out-of-centre sites in locations that are accessible by a choice of means of transport” (PPG6).

**Service Industries** – Distribution, hotels and catering; transport and communications; financial and business services; central and local government; health, education and welfare; and all other activities included in the *Standard Industrial Classification 1992* as being service activities. These are activities which are essentially concerned with providing services rather than goods.

**Sheltered Housing** – Housing purpose built, or converted exclusively, for the elderly with a package of estate management services which consists of grouped, self-contained accommodation with an emergency alarm system, usually with communal facilities and normally with a resident warden (definition derived from Housebuilders Federation (1985) *Sheltered Housing for Sale*).

**Shop Frontage** – The overall external measurement in a straight line across the front of the building, from the outside of external walls, or the centre line of party walls (Royal Institution of Chartered Surveyors (1993) *Code of Measuring Practice*, Fourth Edition, RICS, London).

**Site of Special Scientific Interest (SSSI)** – Area of special interest by reason of its fauna, flora, geological or physiographic (landform) features, notified to local authorities by English Nature under Section 28 of the Wildlife and Countryside Act 1981.

**Spatial Development Strategy** – A strategic planning framework for London prepared by the Mayor of London, which should describe strategic land use policy and give spatial effect to the Mayor's other strategies.

**Spatial Strategy** – A general strategy for an area covering broad concepts and land uses in two dimensions (which the Cricklewood, West Hendon and Brent Cross chapter of this UDP seeks to provide).

**Special Advertisement Control** – Area confirmed by the Department of Communities and Local Government where the display of advertisements is more tightly controlled.

**Sport England** – Public face or brand name for the English Sports Council, the country's lead sports development agency. It is a statutory consultee on planning proposals for developments which affect playing fields.

**Standard Industrial Classification** – The classification system used to provide a consistent industrial breakdown for UK official statistics.

**Strategic Employment Locations** – Locations identified in the *London Plan* and comprised of either Preferred Industrial Locations or Industrial Business Parks, which are intended to serve as reservoirs of London's industrial capacity where new industrial businesses can be located.

**Strategic Guidance For London** – Provided by the Government Office for London in 1996 to guide London boroughs in preparing their Unitary Development Plans.

**Supermarket** – Single level, self-service stores selling mainly food, with a trading floorspace less than 2,500m<sup>2</sup> and often with car parking (PPG6).

**Superstore** – A self-service retail store offering a wide range of food and non-food merchandise, with at least a 2,500m<sup>2</sup> sales area and supported by car parking. Important characteristics are large, single level sales and storage areas (PPG6).

**Supplementary Planning Guidance (SPGs)** – SPGs can be design guides, development briefs or extra information to supplement other specific policies in a Development Plan. They are not part of the Plan but must be consistent with policies in it and with national and regional planning guidance. SPGs can be taken into account as a 'material consideration' when deciding planning applications (PPG12).

**Sustainable Development** – Development that enhances the quality of life for all, especially the most disadvantaged, without damaging the environment or the ability of future generations to meet their own needs.

**Sustainability Appraisal** – A development of the concept of an Environmental Appraisal (EA), a systematic and comprehensive attempt to consider the impacts on the environment of the policies and proposals contained within a Development Plan. It considers the contribution of the Development Plan to economic and social wellbeing.

**TCPA** – Town and Country Planning Act 1990

**Through Traffic** – Traffic in an area which has its origin and destination outside the area.

**Town Centre** – Areas that provide a broad range of facilities and services and act as a focus for the community and public transport, excluding small parades of shops of purely local significance (PPG6). See also edge-of-centre and out-of-town centre.

**Traffic Management Scheme** – A scheme to promote more efficient traffic movement in a given area, and/or improve the area's environment, by rearranging traffic flows, controlling intersections and regulating times and places for parking (definition derived from Greater London Council (1976) *The Greater London Development Plan*, GLC, London).

**Travel Plan** – Also called a Green Commuter or Transport Plan, this is produced by any organisation in order to decrease the number of people travelling to work by car, using charging for parking, car sharing, car pools, teleworking and encouraging these of public transport, cycling and walking.

**Turnover** – The total trading receipts for a business for the year from the sale of goods, including receipts for meals and services.

**Tree Preservation Orders** – Statutory protection for trees, groups of trees or woodland prohibiting their loss or damage (Town and Country Planning Act 1990).

**Use Classes Order** – This prescribes classes of land use within which certain changes of use may take place without requiring planning permission (definition derived from Department of the Environment (1987) *The Use Classes Order 1987*, Statutory Instrument 764, HMSO (as amended by SI 2005/85)). Some of the most commonly used classes include:

- A1: Retail – Shops, retail warehouses, supermarkets.
- A2: Financial and Professional Services – Banks, building societies, betting offices.
- A3: Restaurants and Cafes – Restaurants and cafes where food is consumed on the premises.
- A4: Drinking Establishments – Public houses, wine bars.
- A5: Hot Food Takeaways – Use for the sale of hot food to be consumed off the premises.
- B1: Business – Offices, light industry, research and development.
- B2: General Industry – Industry unsuitable for residential areas, including vehicle repair workshops.
- B8: Storage and Distribution – Warehousing, distribution centres, open air spaces.
- C1: Hotels – Hotels, boarding and guesthouses, halls of residence.
- C2: Residential Institutions – Residential care homes, hospitals, nursing homes, boarding schools, residential colleges.
- C3: Dwelling Houses – Houses, flats and bungalows, live/work units, cluster flats (excluding halls of residence).
- D1: Non-residential Institutions – Schools, art galleries, surgeries, nurseries, churches, libraries.
- D2: Assembly and Leisure – Cinemas, concert halls, casinos, sports arenas, bingo halls, swimming baths, skating rinks and gymnasiums.
- SG: Sui Generis – Hostels, nightclubs, retail warehouse clubs, theatres, multi-storey car parks, amusement arcades, car showrooms, taxi offices, scrap yards and prisons.

**Warehouse (Class B8)** – A building or land used primarily for the purpose of storage and/or distribution of goods (definition derived from the Town and Country Planning (Use Classes) Order 1987 and subsequent amendments).

**Waste Management Hierarchy** – The waste management hierarchy prioritises options for dealing with waste and indicates preferred methods:

- The first priority is to reduce the amount of waste produced.
- The second is to reuse it so that it does not enter the waste stream.
- The third is to recycle it, which includes composting and energy recovery.
- The last option in the hierarchy is waste disposal, which is the least preferred option.

**Yield** – Rent expressed as percentage of the freehold value of a site.



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