

Glossary

Active residential frontage – Frontages of residential buildings where there is an active visual engagement between people in the street or nearby and the building itself. This can be established through high quality design, by creating overlooking, boundary treatments, and lighting, all of which should contribute to enhancing safety and perceptions of safety within the location. Areas for vehicles and servicing will generally not be appropriate for such frontages, unless design considerations dictate otherwise.

Active commercial / industrial frontage – Frontages of commercial buildings where there is an active visual engagement between people in the street or nearby and the building itself. This can be achieved through the use of the building, which should be accessible to a member of the public or which creates a ‘shopfront’ to the street showcasing the activity taking place. It can also be established through design consideration, such as the appearance of the building, boundary treatments, lighting. This should contribute to enhancing safety and perceptions of safety within the location. Areas for vehicles and servicing will generally not be appropriate for such frontages, unless design considerations dictate otherwise. For industrial uses, these should celebrate the aspect of making and creativity within the industrial use.

Active travel – Active travel is a mode of transportation which requires activity, such as walking or cycling.

Affordable housing – Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with the definition of affordable housing for rent, starter homes, discounted market sales housing, other affordable routes to home ownership as set out in Local Plan Part 1.

Air Quality Focus Area (AQFA)

Air Quality Management Area (AQMA)

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 nuisances (including noise) from existing nuisance generating uses on proposed new development close by, thereby ensuring that residents and users of the new development are protected from nuisances, and existing uses are protected from nuisance complaints. Similarly, any new nuisance-generating development, for example a music venue, will need to put in place measures to mitigate noise impacts on existing development close by.

Amenity – The features of an area, place, open space, building or habitable room that contribute to its attractiveness and comfort. Harm can be caused to amenity through excessive overlooking or enclosure, loss of privacy, loss of outlook and loss of daylight and sunlight. The degree of harm will always be assessed on a case by case basis.

Archaeological Priority Area (APA)

Basement Impact Assessment – A site-specific report justifying a proposed basement development and considering its potential impacts on groundwater and surface water flows.

Biodiversity – The diversity of life on Earth which includes plants, animals, micro-organisms and bacteria.

Biodiversity Net Gain (BNG) – A measure that requires developers to enhance biodiversity by ensuring that any development results in a measurably positive impact in biodiversity compared to the pre-development state.

Borough Employment Area (BEA) – Land protected for employment generating uses.

Buffer Zone – An area of land adjacent to waterways, railways or other protected features identified to be kept free of any permanent structures.

Build to Rent – Purpose built housing that is typically 100% rented out. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.

Climate Action Plan – A comprehensive strategy or plan designed to address and mitigate the impacts of climate change within a specific area through reducing greenhouse gas emissions and related climatic impacts.

Community facilities – Buildings which enable a variety of local activity to take place including, but not limited to, the following: schools and other educational facilities; libraries and community centres; doctors' surgeries, medical centres and hospitals; museums and art galleries; child care centres; sport and recreational facilities; youth clubs; playgrounds; places of worship; emergency services. Some community activities can also be provided via privately run facilities (e.g. pubs and shops).

Community safety – An aspect of our quality of life in which individuals and communities are protected from, equipped to cope with, and have increased capacity to resist, crime and anti-social behaviour.

Comparison retail – Shopping provision 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 Area – An area of special architectural or historic interest where it is desirable to preserve or enhance the character or appearance.

Convenience retail – Shopping provision for everyday essential items like food, drink, newspapers and confectionery.

Creative Enterprise Zone (CEZ) – A Mayor of London initiative to establish clusters of creative production, which provide affordable premises and enterprise-related incentives for artists and creative businesses, pro-culture planning and housing policies, and offer career pathways and creative jobs for local communities and young people. In Waltham Forest, Blackhorse Lane is a designated Creative Enterprise Zone.

Creative industries – Industries which have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property.

Critical Drainage Area (CDA)

District Heat Network – A distribution system that provides heat from centralised energy centres or waste heat sources and delivers it to a number of domestic and/or non-domestic buildings via insulated pipework carrying hot water.

Enjoy Waltham Forest - A programme to reduce our dependency on cars in favour of increased walking, cycling and public transport, using funding from various sources to tackle key issues surrounding road safety, air quality and public health.

Environment Agency (EA) - An environmental regulatory authority formed in 1996, combining the functions of the former National Rivers Authority, Waste Regulation Authorities and Her Majesty's Inspectorate of Pollution.

Epping Forest Special Area of Conservation (EFSAC) - Epping Forest's designated conservation area that requires special protection measures to preserve its natural environment.

Evidence base - A collective term for technical studies and background research that provides information on key aspects of social, economic and environmental characteristics of the borough. This enables the preparation of a sound development plan to meet the objectives of sustainable development.

Floodplain - Flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding.

Flood Risk Assessment (FRA) - An evaluation of the risk of flooding in a certain area associated with a development and measures to mitigate that risk.

Fluvial flood risk – The risk of flooding when significant rainfall falls for an extended period of time, resulting in the rivers water level rising to the point where it exceeds capacity and overflows onto surrounding land.

Greater London Authority (GLA) - The GLA is the strategic citywide government for London. It is made up of a directly elected Mayor (the Mayor of London) and a separately elected Assembly (the London Assembly).

Green corridor – Relatively continuous areas of open space leading through the built environment, which may link to each other and to the Green Belt or Metropolitan Open Land. They often consist of rivers, railway embankments and cuttings, roadside verges, canals, parks, playing fields and extensive areas of private gardens. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.

Green infrastructure – Is a strategically planned and delivered network of high quality green spaces and other environmental features.

Green roofs – A self-regenerating, cladding or roofing system using natural materials and planting.

Groundwater flood risk – The risk of flooding from water under the ground (the water table) rising to the surface. Underground rooms, such as cellars and basements, are particularly at risk.

Habitat Regulations Assessment (HRA) - An assessment undertaken for plans and projects which have the potential to affect European sites of nature conservation importance.

Highams Area of Special Character (HASC)

Highams Park Neighbourhood Plan Area (HPNPA)

Implemented site – A site with planning consent where ‘material operations’ have taken place. Material operations cover activities such as the demolition of a building, the digging of a trench which is to contain the foundations, the laying of underground mains or pipes, and any work of construction in the erection of the building.

Industrial uses – These encompass light industrial; general industry, storage and distribution uses; waste management, secondary materials and aggregates; utilities infrastructure (such as energy and water); land for sustainable transport functions including intermodal freight interchanges, rail and bus infrastructure; wholesale markets; emerging industrial-related sectors; flexible hybrid industrial space; low cost industrial and related space for small and medium enterprises (SMEs); research and development of industrial and related products or processes; and uses ancillary to the above.

‘Industry first’ principles – The requirement for industrial uses to be prioritised in the first phase of development, ensuring for a ‘net positive’ phasing strategy and, ideally, a single decant of existing businesses.

Infrastructure - A collective term for physical structures, facilities and services needed by the community, for example, buildings, roads, power supplies, health, sports and education facilities, village halls, doctors’ surgeries, churches and open space.

Infrastructure Delivery Plan (IDP) - A plan outlining the infrastructure needed to support and sustain new developments including social, physical, and green infrastructure. The IDP sets out what is needed, where it is needed and when it is needed. It then provides an update on the delivery of the required infrastructure to date.

Infrastructure Funding Statement (IFS) - A statement outlining the funding sources and mechanisms for infrastructure required to support development.

Lee Valley Regional Park - Area of open space covering 26 miles along the banks of the River Lea, providing sports and leisure venues, heritage sites, gardens, nature reserves and riverside trails.

Lea Valley Opportunity Area (LVOA)

Listed Building (LB)

Local Green Space (LGS) – A designation that can be made through local and neighbourhood plans to protect local green areas of particular importance to local communities, as set out within the NPPF. The LGS must be in reasonably close proximity to the community it serves; be demonstrably special to a local community and hold a particular local significance; and be local in character and not an extensive tract of land.

Locally Listed Building (LLB)

Locally Important Geological Site (LIGS)

Locally Significant Industrial Site (LSIS) – An industrial area that is important to the local economy. LSIS are predominantly industrial sites and complement the borough's Strategic Industrial Location (SIL) areas.

Local Nature Reserve (LNR)

Local Retail Parade (LRP)

London Plan - The London Plan is the spatial development strategy for Greater London, which is produced by the Mayor of London. The London Plan referred to within this Local Plan was published in 2021, and forms part of the statutory development plan for Waltham Forest.

Material consideration - A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Material operations – Activities such as the demolition of a building, the digging of a trench which is to contain the foundations, the laying of underground mains or pipes, and any work of construction in the erection of the building. These mean that a consent on a site has been implemented.

Metropolitan Green Belt (MGB) – An area of countryside or land that is protected from inappropriate development in order to prevent the sprawl of existing built-up areas and to protect the openness of the countryside. Green Belts are not designated for their beauty or character, although there are many areas of high landscape quality within the Green Belt. The Metropolitan Green Belt is the protected open space that surrounds Greater London.

Metropolitan Open Land (MOL) – 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.

National Planning Policy Framework (NPPF) - The government's policies for planning and development in England. This Plan has been written in accordance with the NPPF published in 2021.

Neighbourhood Retail Parade (NRP)

Nomination agreement – see Purpose Built Student Accommodation nomination agreement.

Pedestrian – Any person who travels by foot or a wheeled conveyance that is not a bicycle, including scooters, wheelchairs and other mobility devices. Pedestrian connectivity as referred to in this Plan must be accessible for all.

Play Street – An urban street closed to traffic during specified times and sometimes equipped with recreational facilities, for use by children as a play area.

Plan Period - This is the time frame the Local Plan covers. This Plan covers the period 2020-2035.

Pluvial flood risk – The risk of flooding caused by intense and/or prolonged rainfall which overwhelms the capacity of the drainage system, which typically occurs in areas of extensive hardstanding. It is sometimes referred to as surface water flood risk.

Primary Shopping Area (PSA)

Public realm – The space between and within buildings that are publicly accessible including streets, squares, forecourts, parks and open spaces. These environments should be car free, and should include green amenity, enhance biodiversity, and be safe and accessible to all.

Purpose Built Student Accommodation (PBSA) – define as per the Local Plan. Should specify that where states that appropriate to explore, this is not in addition to the number of homes, but rather assumed to come out of it.

Purpose Built Student Accommodation (PBSA) nomination agreement – An agreement in place from initial occupation with one or more higher education providers, to provide housing for its students, and to commit to having such an agreement for as long as the development is used for student accommodation.

Quantum – The allowed amount.

Reprovide – As set out in this Plan, the requirement to reprovide covers both the complete provision (demolition and provision of a new building) and the retention and enhance of an existing facility. The appropriate strategy should be determined through detailed design work at the application stage and through entering into an agreement with the Council and any relevant service providers.

Riparian - The riparian area refers to the interface between land and a river or stream.

School Street – An initiative to create safer streets for everyone by reducing traffic and improving local air quality. It involves temporarily closing one or more roads surrounding a school to most vehicles for a short period at the start and end of the school day.

Segregated cycle path – A cycleway that is located separately from the road. Where the provision is on the road but allocated a specific space, this is stated in this Plan as ‘on-road’.

Servicing and Delivery Plans – A plan to manage loading, unloading and refuse collection facilities. The provision of separate off-street areas for servicing within the confines of each site will normally be required. Servicing and delivery facilities need to be designed to not impede road safety and to minimise conflicts with other street activities in particular pedestrian and cycle movement.

Site of Importance for Nature Conservation (SINC) – A non-statutory designation which seeks to protect areas of high wildlife value at a local level.

Site of Special Scientific Interest (SSSI) – A conservation designation denoting a protected area in the United Kingdom relating to nature and geological conservation.

Social Infrastructure - A wide variety of services that are essential to the sustainability and wellbeing of a community. This includes educational facilities, health services, sports and leisure facilities, libraries, jobs brokerage centres, community space and faith facilities, cultural facilities and meeting rooms, halls and pubs.

Special Area of Conservation (SAC) - A site defined in the European Union's Habitats Directive (92/43/EEC), also known as the Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora to protect habitats and species.

Special Protection Area (SPA) - A site designated under the European Union Directive on the Conservation of Wild Birds.

Stepped cycle path - A cycleway that is built higher than the carriageway, but lower than the footway: at an intermediate height, between the two. Sometimes referred to as a 'hybrid' cycle track.

Strategic Environmental and Sustainability Appraisal (SEA/SA) - This is a systematic and continuous assessment of the social, environmental and economic effects of strategies and policies contained in development plans.

Strategic Heat Main – A large scale district heat network, that transmits significant amounts of heat, typically from large waste heat sources such as Energy from Waste plants, over longer distances, often connecting together district or development level heat networks and/or large consumers.

Strategic Industrial Location (SIL) – An industrial area identified in the London Plan as being of strategic importance for industrial, logistics and related employment uses that support the functioning of London's economy.

Suitable Alternative Natural Greenspaces (SANGs) - Areas that are designated with the aim of protecting a Special Protection Area (SPA), Sites of Special Scientific Interest (SSSI) or Special Areas of Conservation (SAC) from recreational pressures by providing alternative green space to attract people away from the sites that need protecting.

Supplementary Planning Documents (SPDs) - A Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

Sustainability Appraisal - See Strategic Environmental and Sustainability Appraisal (SEA/SA).

Town centre – Areas defined in the local plan occupied by Main Town Centre uses providing a range of commercial, cultural, and civic activities, including shopping, leisure, entertainment, culture and social and community facilities.

Town centre uses – Defined as ‘Main Town Centre Uses’ within the National Planning Policy Framework (NPPF), within this Local Plan appropriate town centre uses for Waltham Forest are considered to include retail development; leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, bars and pubs, night-clubs, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls), as well as social and community infrastructure.

Townscape – The configuration of buildings and the space between them.

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.

Tree Preservation Order (TPO) - Usually made by a local planning authority to protect specific trees (or a particular woodland) from deliberate damage and destruction, which could include felling, lopping, topping, uprooting or otherwise wilful damage.

Zone of Influence – An area for identified as appropriate for a future district heat network expansion in conjunction with the development of a future Strategic Heat Main extension into the borough.