

GLOSSARY

ACCESSIBILITY	Ability of people or goods and services to reach places and facilities.
ACCESSIBLE DEVELOPMENT	A building, facility etc. and its wider environment which can be reached and used, in particular by people with disabilities.
ACCESSIBLE TRANSPORT	Transport services and vehicles designed and operated to be usable by people with disabilities and other transport disadvantaged people, with characteristics possibly including affordable fares, wheelchair user accessibility and easy reach of trip end.
AFFORDABLE HOUSING	Housing which is attainable to buy/rent for those people whose incomes are insufficient to allow them to afford to buy/rent locally on the open market. Affordable housing comprises social housing, intermediate housing and in some cases, low-cost market housing.
AMENITY	A positive element or elements which contribute to the overall character of an area, for example open land, trees, historic buildings and the inter-relationship between all elements in the environment.
ANCILLARY USE	A use subsidiary and connected to the main use of a building or piece of land, such as storage floorspace within a factory.
AREAS OF ARCHAEOLOGICAL IMPORTANCE	Areas with known archaeological potential where the Council's archaeology policies will normally be strictly applied.

AREAS FOR INTENSIFICATION	These are areas which have significant potential for increases in residential, employment and other uses through development for regeneration of available sites and exploitation of potential for regeneration, through higher densities and more mixed and intensive use. These areas have good existing or planned public transport.
ARTICLE 4 DIRECTION	A power available under the 1995 General Development Order allowing the Council, in certain instances, to restrict permitted development rights.
BACKLAND DEVELOPMENT	Development of land-locked sites, such as rear gardens, private open space or old lock up garages, usually within predominantly residential areas.
BEST PRACTICABLE ENVIRONMENTAL OPTION (BPEO)	The outcome of a systematic and consultative decision-making procedure, which emphasises the protection of the environment across land, air and water. The BPEO procedure establishes for a given set of objectives, the option that provides the most benefits or the least damage to the environment as a whole, at acceptable cost, in the long term as well as the short term (12th Report of the Royal Commission on Environmental Pollution).
BIODIVERSITY	Biodiversity encompasses the whole variety of life on earth (including on or under water) including all species of plants and animals and the variety of habitats within which they live. It also includes the genetic variation within each species.
BIODIVERSITY ACTION PLAN - HARINGEY	This is the Biodiversity Action Plan for the borough and reflects the structures and priorities in the London Biodiversity Partnership's Plan published in 2000-2001. It includes policies and actions that will contribute towards conserving, enriching and celebrating the wildlife in Haringey.

BOROUGH ROADS	Roads for which the Borough is the Highway Authority.
BUILDING LINE	The line formed by frontages of buildings along a street.
CARE IN THE COMMUNITY	This enables people in need of care, whether because of old age, disability, illness or other reasons, to continue to live in their own homes or in homely settings within the community.
CENSUS OF EMPLOYMENT	A new two-yearly nation-wide sample survey of employers with the aim of monitoring trends and changes in employment.
CENSUS OF POPULATION	A ten-yearly comprehensive nation-wide survey of population, housing and socio-economic data. The latest one was conducted in April 2001: its findings will become available during the early years of the Plan.
CLUSTERS	Geographic concentrations of interconnected companies, specialised supplies, service providers in related industries, and associated institutions (for example universities, standard agencies, and trade associations) in particular firms that compete but also co-operate
COMMUNITY TRANSPORT	A range of voluntary sector, non profit-making transport services designed to meet the needs of people who do not have access to private transport and for whom public transport is unsuitable.
COMPARISON GOODS	Goods for which the purchase involves comparison by the customer and which while not being purchased frequently must nevertheless be stocked in a wide range of size, style, colours and fabrics, jewellery, furniture and goods normally sold at specialist shops and general store.

COMPULSORY PURCHASE ORDER

An order which enables a statutory authority to purchase an area of land compulsory for an approved project.

CONSERVATION AREA

Areas designated by the Council under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historical interest. The Council will seek to preserve and enhance the character and appearance of these areas.

CONTAMINATED LAND

Land which contains potentially harmful substances as a result of human activity or from natural causes may be regarded as contaminated land. Because substances in or on the land may be hazardous and likely to affect its proposed development, a quantitative risk based assessment is required to determine whether the proposed development should proceed and whether some form of remedial action is required.

CONTEXT

In urban design terms, the character and setting of the immediate local area within which a building or site is situated or to be sited. The context will take into account any local distinctiveness of an area i.e. the particular positive features of a locality that contribute to its special character and sense of place and distinguishes one local area from another.

CONTROLLED PARKING ZONE

An area in which all kerbside space is controlled by both waiting and loading restrictions or by designated parking spaces such as meter or resident bays.

CONTROLLED WATERS

Controlled waters are any waters in, under or adjoining the borough subject to statutory control (usually exercised by the Environment Agency) for example;

- Surface waters (e.g. rivers, streams, lakes, reservoirs)
- Potable water supplies
- Source protection zones

- Groundwater – private abstractions
- Groundwater – major and minor aquifers

CONVENIENCE GOODS

Goods bought on a regular basis which meet the day to day needs of local residents. They require minimum effort in selection and buying e.g. food tobacco, newspapers and other goods of a standardised type of which there is a wide sale.

CONVERSIONS

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

CURTILAGE

The area attached to a dwelling house or building as part of its enclosure.

DENSITY

The number of habitable rooms per hectare.

DESIGN STATEMENT

A document explaining why a scheme looks the way it does.

DEVELOPMENT (Meaning of)

Development is defined under the Town and Country Planning Act as:

"the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material changes in the use of any building or other land"

Most forms of development require planning permission before they can be carried out.

DEVELOPMENT CONTROL

The process through which the Council determines whether a proposal for development should be granted planning permission, taking into account material considerations such as any relevant development plans for the area.

DEVELOPMENT FRAMEWORK

A document that covers a specific area and provides guidance about the future planning direction for land and buildings within that area.

DISTRICT CENTRE

District centres have traditionally provided convenience goods and services for more local communities. Some have developed specialist shopping functions, often as a result of their lower rent. Developing the capacity for convenience shopping is critical to ensure good access and service. Many have a linear nature, which may need to be consolidated to make efficient use of land and transport capacity. According to the London Plan (2004) there are 156 District centres in London.

DURABLE GOODS

Goods bought infrequently, usually through comparison between different types of product e.g. furniture, electrical goods.

DWELLING

A self contained residential unit, occupied by (i) a single person or group or people living together as a family or (ii) by not more than six residents living together as a single household (including a household where care is provided for residents).

ECOLOGICAL CORRIDORS

Linked green spaces, not necessarily with public access and including elements such as railway embankments, rivers, open land which play a valuable role in the movement of wildlife in the urban area.

ENERGY EFFICIENCY

The construction of buildings and their arrangement on sites so that the resources involved are minimised. This term can also refer to the operation of machines and engines such as the car. A result of energy efficiency should be a reduction in both demand for resources and damage to the environment due to energy generation.

ENFORCEMENT	The Council has powers to take enforcement action where there has been a breach of planning control such as buildings work undertaken without the necessary planning permission.
ENVIRONMENTAL IMPACT ASSESSMENT (EIAs)	The process by which information about the likely environmental effects of major projects is gathered, evaluated and taken into account by the local authority in considering whether or not planning permission should be granted.
ESSENTIAL ROAD USERS	Road users in terms of transport mode usually given priority consideration in traffic management programmes or traffic restraint measures.
FAMILY HOUSING	Dwellings or flats comprising 2 or more bedrooms.
FORM	The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscaping of development.
FLOODPLAIN	All land adjacent to a watercourse, as defined in the Land Drainage Act 1991, or the coast over which water flows in time of flood or would flow but for the presence of flood defences where they exist.
GENERAL DEVELOPMENT ORDER	Identifies the certain types of usually minor development for which planning permission is not required and which therefore do not require a planning application to be submitted to the Council.
GREATER LONDON AUTHORITY (GLA)	The GLA is a unique form of strategic citywide government for London. It is made up of a directly elected Mayor and a separately elected Assembly.
GREEN BELT	Green Belt is an area of land which has been given special status to restrict inappropriate development. The four main purposes of green belt in London are:

- restrict urban sprawl
- safeguard the countryside from further encroachment
- prevent neighbouring towns from merging
- assist in urban regeneration

The Lee Valley is Haringey's single area of designated Green Belt.

GREEN CHAINS

Linked green spaces composed of such elements as open land, footpaths, canals and rivers which provide public access and play valuable recreational, conservation, ecological and general amenity role. Links can extend across Borough boundaries to the wider countryside.

HABITABLE ROOM

Includes bedrooms, living rooms, dining rooms, spare rooms usable for these purposes and kitchens with a floor area of 13m² (140ft²) or above. Large rooms over 20m² (215ft²) which are capable of sub-division will be taken to mean that the resultant rooms each have an external window and are not substandard in terms of room size. It excludes bathrooms, toilets, closets, landings, lobbies, halls and kitchens below 13m².

HERITAGE LAND

Heritage Land is open land of strategic importance to London of significance for its landscape, historical and nature conservation interest. The only Heritage land in Haringey at the present time is Highgate Golf Course which forms part of the wider area of Hampstead Heath.

HIGHWAY AUTHORITY

An authority responsible for a highway, whether or not maintainable at public expense.

HISTORIC PARKS AND GARDENS

Parks and gardens containing historic features dating from 1939 or earlier and registered by English Heritage. These parks and gardens are graded I, II or II* in the same way as Listed Buildings. Only Alexandra Park and Finsbury Park are registered in Haringey. A full list with more detail on the list of criteria is

available on English Heritage's website at www.english-heritage.org.uk

HOUSEHOLD

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

HOUSE IN MULTIPLE OCCUPATION (HMO)

A single family dwelling house or self contained flat in a house organised in such a way that it becomes occupied by a number of separate households that share certain facilities in common.

HOUSEHOLDER DEVELOPMENT

Householder developments are defined as those within the curtilage of residential property which require an application for planning permission and are not a change of use. Included in householder developments are extensions, alterations, garages, swimming pools, walls, fences, vehicular accesses, porches and satellite dishes. Excluded from householder developments are applications to change the number of dwellings within an existing building and applications for the erection of a separate dwelling.

HOUSING ASSOCIATION (also known as Registered Social Landlord)

A non profit-making organisation registered with the Housing Corporation whose purpose is the provision, construction improvement and/or management of houses for sale or rent.

HOUSING RENEWAL AREA

Areas can be declared as Housing Renewal Areas where action is concentrated over 10 years to improve both housing and environmental conditions.

HOUSING STRATEGY STATEMENT

A yearly document setting out the Council's strategy for tackling the Borough's housing needs and assessing the resources required.

INTEGRATED TRANSPORT SYSTEM

Networks of links (bus, rail, road etc.) rather than individual routes, connected in terms of physical access, ticketing, service frequency, timing and capacity.

INTERMEDIATE HOUSING

Intermediate provision is sub-market housing, where costs, including service charges, are above target rents for social housing, but where costs, including service charges, are affordable by households on incomes of less than £49,000 (as at September 2005).

LANDSCAPE

The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these elements combine.

LARGE (OR MAJOR) DEVELOPMENTS

Residential developments (whether by conversion or new build), involving the creation of 10 or more units, or where number of units is not known, those with a site area of 0.5 hectares or more; or other developments with a floorspace of 1000m² or more or with a site area of 1 hectare or more.

LIFETIME HOMES

Homes that are designed in such a way that people with disabilities or impaired mobility bought on by age can continue to live in their home for life instead of having to move to specialist accommodation.

LISTED BUILDINGS

Buildings of historical or architectural importance that are on the Department of Culture, Media and the Sports statutory list. These buildings are strongly protected and can not be altered, demolished or extended without Listed Building Consent (internally or externally). Buildings are graded as follows:

- Grade I Buildings of exceptional interest
- Grade II* Particularly important buildings of more than special interest
- Grade II Buildings of special interest

LOCALLY LISTED BUILDINGS

A building or structure of architectural or historic interest which does not qualify for inclusion in the statutory list but which in the opinion of the Local Authority make a valuable contribution to the character of the area.

LOCAL NATURE RESERVES (LNRs)

Sites which offer special opportunities for people to see and learn about wildlife in natural surroundings. Local authorities have exclusive statutory powers to set up and manage LNRs under the National Parks and Access to the Countryside Act 1949.

LOCAL SHOPPING CENTRE

Provide services for local communities and are of cumulative strategic significance. They have a key role to play in addressing the problems of areas lacking accessible retail and other services.

LOCAL VIEWS

Views within the Borough considered to be of importance.

LONDON DEVELOPMENT AGENCY (LDA)

An organisation that is part of the GLA group and works with business to sustain and improve London's role as a business centre, while increasing economic opportunity for all Londoners.

METROPOLITAN OPEN LAND (MOL)

Open Land within the built-up area which has a wider than Borough significance and which receives the same presumption against development as the Green Belt.

METROPOLITAN CENTRE

Metropolitan centres mainly in the suburbs, serve wide catchment area covering several boroughs and offer a high level and range of comparison shopping. They typically have over 100,000 square metres of retail floorspace. Including multiple retailers and department stores. They also have significant employment, service and leisure functions. The London Plan (2004) has identified 10 such centres in London.

MICRO BUSINESS	Businesses with up to 10 employees.
MIXED USES	Provision of a mix of complementary uses, such as say residential, community and leisure uses, on a site, within the same building or within a particular area.
NEIGHBOURHOOD RENEWAL FUND	A 10 year funding programme from the Government to enable the 88 most deprived authorities to improve services in their area and narrow the gap between deprived areas and the rest of England.
NEW DEAL FOR COMMUNITIES (NDC)	New Deal for Communities (NDC) is a key programme in the Government's strategy to tackle multiple deprivation in the most deprived neighbourhoods in the country, giving some of our poorest communities the resources to tackle their problems in an intensive and co-ordinated way.
NEW RESIDENTIAL DEVELOPMENT	Residential accommodation provided through redevelopment of a site, as opposed to through conversion, rehabilitation etc. of existing properties.
NON CONFORMING USE	Any use which is out of character with the predominant use of an area, such as an industrial use in a primarily residential area.
NON RETAIL USE	Any use within a shopping centre not falling within the definition of a shop under Class A1 of the Town and Country Planning (Use Classes) Order 1987.
NON FAMILY HOUSING	Dwellings and flats comprising one bedroom or bedsitting flats.
OPPORTUNITY AREAS	<p>Areas where a development framework should be prepared that sets out a sustainable development programme for each Opportunity Area so as to contribute to the overall strategy of the London Plan to:</p> <ul style="list-style-type: none"> • Seek to exceed the minimum figures for housing and guidelines for employment set out in the sub-regional tables

- Maximise access by public transport
- Promote social inclusion and relate development to nearby Areas for Regeneration
- Take account of the community, environment and other distinctive local characteristics of each area.

PEOPLE WITH DISABILITIES

People with a physical impairment or mental disability which adversely affects their sight, hearing, mobility or other faculty.

PLANNING BRIEF

A statement regarding the Council's views on the opportunities and constraints for the development of a particular site, intended to guide 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 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

Under Section 106 of the Town and Country Planning Act a "planning obligation" can be entered into regarding the use or development of land. An obligation can either be made by agreement between the local planning authority and a developer or by a unilateral undertaking by the developer. Obligations may be used to ensure that the environment is safeguarded and that the necessary infrastructure, facilities and amenities are provided.

PLANNING PERMISSION

Formal approval by the Council, often with conditions, allowing a proposed

development to proceed. Full permissions are usually valid for five years: outline permissions, where details are reserved for subsequent approval, are valid for three years.

PLANNING POLICY GUIDANCE

Planning Policy Guidance is produced by the Office of the Deputy Prime Minister (ODPM) and provides national planning policy guidance on a wide variety of topics including, among others, housing, open space and transport. Individual PPGs can be viewed on the ODPM website at www.odpm.gov.uk

PRECAUTIONARY PRINCIPLE

Taking action now to avoid possible environmental damage when the scientific evidence for acting is inconclusive but the potential damage could be great. The use of the precautionary approach can reduce the environmental impact and improve the safety of people and property, despite the existence of risk.

PRIMARY CARE

Health care provision at local level, mainly by doctors, dentists and local health centre services.

PRIVATE NON RESIDENTIAL PARKING

Parking ancillary to a non-residential development and available only to users and visitors to the development.

PUBLIC OFF-STREET PARKING

Parking where any member of the public can park without notice, usually with an hourly charging structure.

PUBLIC TRANSPORT ACCESSIBILITY

The ability to reach places and facilities by public transport.

RECYCLING

The re-use of materials from a finite source, such as metals, glass and plastics, which would otherwise be thrown away. The purpose of recycling is to reduce waste, the depletion of natural resources and the cost of disposal.

RENEWABLE ENERGY

Energy from a source which is not depleted as a result, such as wave, tidal,

wind or solar power.

RESOURCES CONSERVATION

The use of materials and products which have been recycled or obtained from a sustainable source. Energy efficiency and the use of renewable energy can also contribute to resource conservation.

RHTYHM

In urban design terms, the predominant pattern in building frontages including any gaps and open spaces.

ROAD CAPACITY

The maximum rate that traffic can pass along a road within a particular set of conditions.

ROAD HIERARCHY

Categorisation of roads by function and intended traffic management treatment.

SCALE

The impression given of a building or development in relation to its surroundings or the size of parts of a building or its details.

SECTION 106 AGREEMENT

See Planning Obligations.

**SEQUENTIAL APPROACH
(Housing)**

Using an existing previously developed urban site close to public transport for new housing development, before any greenfield site is released for development.

**SEQUENTIAL APPROACH
(Retail)**

That if there is a need or capacity for further retail development that “the first preference should be for town centre sites, where suitable site or buildings suitable for conversions are available, followed by edge of centre sites and only then out of centre sites in locations that are accessible by a choice of means of transport” (para. 1.11 of PPG6).

SHELTERED HOUSING

Housing designed to meet the needs of the elderly, including a range of support services, such as an emergency alarm system, communal facilities and a resident warden.

SHOPPING HIERARCHY

The Council has developed a classification of shopping centres within

the Borough according to the role played. There are four categories, these being the metropolitan centre, district centres, local shopping centres and small parades and isolated shops.

SOCIAL HOUSING

Housing provided by a landlord where access is on the basis of housing need, and rents are no higher than target rents set by the government for housing association and local authority rents.

SIGNIFICANT LOCAL OPEN LAND (SLOL)

Significant Local Open Land (SLOL) is land which, although not important at a strategic level, has an important local function and so its open nature should be essentially preserved. A SLOL designation reflects this local importance.

SMEs

Small and Medium Enterprises (SMEs) comprise businesses with more than 11 but less than 250 staff.

SRB

Single Regeneration Budget – a Government funding stream for regeneration programmes.

SITES OF NATURE CONSERVATION IMPORTANCE

Sites designated by the London Ecology Unit as having significant wildlife and ecological value and granted according to a hierarchy ranging from local to metropolitan importance.

SITES OF SPECIAL SCIENTIFIC INTEREST (SSSI)

Sites of particular value for their flora, fauna or geographical or physiographical features, notified by the Nature Conservancy Council under the Wildlife and Countryside Act 1981.

SKILLS MISMATCH

A disparity between the skills possessed by the local workforce and those sought by local employers.

SPECIAL NEEDS HOUSING

Housing aimed at meeting the particular needs of identified priority groups, including the provision of residential care and support for people who would otherwise require long-term hospital care.

STATUTORY UNDERTAKERS	Organisations defined under Section 262 of the Town and Country Planning Act 1990, including gas, electricity, water and sewerage suppliers as well as those organisations legally authorised to carry on road, rail and water transport undertakings.
STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)	A generic term used internationally to describe the European Directive regarding the environmental assessment of policies, plans and programmes. An environmental assessment is a tool for integrating environmental considerations into decision making by ensuring that significant environmental effects of the decision are taken into account. An environmental report is produced which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan.
STRATEGIC/HISTORIC VIEWS	10 views of St. Paul's Cathedral and the Palace of Westminster, crossing Borough boundaries, which have been identified by the Secretary of State for the Environment as warranting protection from intrusive development because of their historical importance.
STREET FURNITURE	All structures in and adjacent to the highway which contribute to the street scene, such as bus shelters, seating, lighting and signage.
SUI GENERIS	A use which does not fall into any of the categories defined within the Town and Country Planning (Use Classes) Order 1987.
SUPPLEMENTARY PLANNING GUIDANCE	Additional advice, provided by the Council on particular topic or policy areas and related to and expanding upon statutory policies e.g. guidance on the design of roof extensions in a specific locality.
SUSTAINABLE DEVELOPMENT/ SUSTAINABILITY	Development which meets the needs of the present without damaging the ability of future generations to meet their needs

and does not reduce the global stock of environment capital.

SUSTAINABLE URBAN DRAINAGE SYSTEMS (SUDS)

A means for avoiding wastage of water and overloading of drainage systems. SUDS use techniques to control surface water run-off as close to its origin as possible, before it enters the watercourse. This involves moving away from traditional piped drainage systems to engineering solutions that mimic natural drainage processes. There are a wide range of sustainable drainage options, from which developers, planners, drainage specialists and civil engineers may choose in preference to piped drainage systems, including preventative measure of rainwater recycling.

SUSTAINABILITY STATEMENT

A document outlining the elements of the scheme that address sustainable development issues. In terms of submissions to Haringey Council this can follow the format of the Council's sustainability checklist.

TEMPORARY ACCOMMODATION

Short-term accommodation used to house homeless people/people on the Housing waiting list until they can be permanently housed. This includes hostels and Bed & Breakfast.

TOWN CRAMMING

An increase of development, especially housing at higher densities, within town boundaries often resulting in less car parking and smaller gardens.

TRAFFIC CALMING

Traffic management measures specifically designed to reduce vehicular speed along routes or through areas. Usually associated with improving the local environment and reducing road accidents.

TRAFFIC MANAGEMENT

The process of adjusting or adapting the use of a highway to meet specified objectives without resorting to substantial new road construction.

TRAFFIC RESTRAINT	Discouraging the use of road vehicles at certain times and/or in certain areas e.g. through parking restrictions, road pricing or area licences.
TRANSPORT FOR LONDON ROAD NETWORK	Road for which the Greater London Authority is the highway authority.
TRAVEL PLAN	A plan 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 and encouraging the use of public transport, cycling and walking.
TREE PRESERVATION ORDER	Made under the Town and Country Planning Act 1990 by the local planning authority to protect trees of importance for amenity, landscape and nature conservation.
TREE SPINE/COPSE	A small area, dense in growth of shrubs and trees.
UNITARY DEVELOPMENT PLAN	The development plan providing the land use planning policy framework for the control of development across the entire Borough, taking into account where necessary any relevant economic, social and other considerations.
URBAN GRAIN	The pattern of arrangement and size of buildings and their plots and the size of street blocks and junctions.
URBAN WASHLANDS	Area of flood plain where water is stored in time of flood. Such an area may have its effectiveness enhanced by the provision of structures to control the amount of water stored and the timing of its release to alleviate peak flood flows downstream.
USE CLASSES ORDER	The Town and Country Planning (Use Classes) Order 1987, as amended, lists 11 classes of use. A change of use within the same Class does not constitute development and thus does not require planning permission. The most commonly used Classes include:

USE CLASSES ORDER

Class A1 Shops

Class A2 Financial or Professional Services (except health and medical services), where the use is appropriate to a shopping area and where the service provided is mainly aimed at visiting members of the public.

Class A3 Restaurant and cafes.

Use for the sale of food and drink for consumption on the premises.

Class A4 Drinking establishments.

Use as a public house, wine-bar or other drinking establishment.

Class A5 Hot food takeaways.

Use for the sale of hot food for consumption off the premises.

Class B1 Business use:

(a) As an office other than one falling within Class A2;

(b) For research and development of products and processes;

(c) For any industrial process which can be carried out in a residential area without detriment to amenity through noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class B2 General Industrial use, other than one falling within Class B1.

Class B8 Storage and Distribution.

Class C1 Hotels and hostels, where no significant element of care is provided.

Class C2 Residential Institutions, providing residential accommodation and care for people in need of care (other than those falling within Class C3), or use as a hospital or nursing home, a residential school, college or training centre.

Class C3 Dwelling houses with:

(a) A single person or people living as a family;

(b) Not more than six people living as a single household (including a household where care is provided for residents).

Class D1 Non Residential Institutions, Places of Worship etc.

Class D2 Assembly and Leisure uses, including cinemas, sports halls, museums etc.

VIEWING CORRIDORS/VIEW POINTS

A precise viewpoint has been identified for each strategic view. From each viewpoint a wedge-shaped viewing corridor extends to a maximum width at either St. Paul's Cathedral as appropriate.

VITALITY

Level of activity, how busy an area is at different times and in different parts, vitality feeds into viability.

VIABILITY

How robust an area is, can it adapt to change and attract new investment to maintain its fabric.

WHEELCHAIR HOUSING

Housing needed by people permanently confined to wheelchairs. Generally it needs to be on one level and in addition to easy access, it has above average space standards in order to allow for full wheelchair manoeuvre throughout.

WIDER SETTING CONSULTATION AREA

Many of the viewpoints for strategic views are within wider viewing areas from which St. Paul's Cathedral or Palace of Westminster may be seen. In order to afford these viewing areas some protection from intrusive development. Wider Setting Consultation Areas have been defined for eight of the views.

REFERENCES

NATIONAL/GOVERNMENT DOCUMENTS

The Town & Country Planning Act 1990
Planning & Compensation Act 1991
Planning & Compulsory Purchase Act 2004
A Better Quality of Life: a strategy for sustainable development in the UK (1999)
Towards an Urban Renaissance (1999)
Our Towns & Cities: the future delivering an urban renaissance (2000)
Sustainable Communities Plan (2003)
Making Connections: linking people to places and services (2003)
A New Commitment to Neighbourhood Renewal: A National Strategy Action Plan (2002)
Housing Bill: consultation on draft legislation (2003)
The Disability Discrimination Act 1995
Urban Green Spaces Taskforce
NHS Plan
Learning and Skills Council Strategic Framework to 2004 Corporate Strategy
Strategic Environmental Assessment Directive: Guidelines for Planning Authorities (2004)
Consultation Draft – Creating Local Development Frameworks (2003)
A Draft Practical Guide to the Strategic Environmental Assessment Directive (2004)
The Relationship between Community Strategies and Local Development Frameworks (2003)
Streets for All (2000)

Planning Policy Guidance Notes (PPG) & Planning Policy Statements (PPS)

PPG1 “General Policy & Principles” (1997)
PPS1 “Delivering Sustainable Development” (2005)
PPG2 “Green Belts” (1995)
PPG3 “Housing” (2000)
PPG4 “Industrial & Commercial Development and Small Firms” (1994)
PPG6 “Town Centres & Retailing” (1996)
PPS6 “Planning for Town Centres” (2005)
PPG8 “Telecommunications” 2001
PPG9 “Nature Conservation” (1994)
PPG10 “Planning and Waste Management” (1997)
PPG12 “Development Plans” (1999)
PPS12 “Local Development Frameworks” (2004)
PPG13 “Transport” (2001)
PPG15 “Planning & the Historic Environment” (1994)
PPG16 “Archaeology & Planning” (1990)
PPG17 “Planning for Open Space, Sport & Recreation” (2002)
PPG18 “Enforcing Planning Control” (1991)
PPG19 “Outdoor Advertisement Control” (1992)
PPG21 “Tourism” (1992)

PPG22 “Renewable Energy” (1993)
PPG22: Annex on photovoltaics (2002)
PPS22 “Renewable Energy” (2004)
PPG23 “Planning & Pollution Control” (1994)
PPG24 “Planning & Noise” (1994)
PPG25 “Development & Floodrisk” (2001)

Other documents:

A Report on the Demolition Protocol, commissioned by London Remade (2003)

Government Circulars

01/02: The Town & Country Planning (Residential Density) (London & South East England) Direction 2002
01/01: Arrangements for Handling Heritage Applications – Notification and Directions by the Secretary of State
02/99: Environmental Impact Assessment
04/99: Planning for Telecommunications
09/98 The Town and Country Planning (Playing Fields) (England) Direction 1998
06/98: Planning & Affordable Housing
05/05: Planning Obligations
11/95: The Use of Conditions in Planning Permission
05/94: Planning Out Crime

Good Practice Guidance

By Design (2000)
Better Places to Live: By Design (2001)

REGIONAL DOCUMENTS

The London Plan (2004)
The Mayor’s Air Quality Strategy: Cleaning London’s Air (2002)
The Mayor’s Biodiversity Strategy: Connecting with London’s Nature (2002)
The Mayor’s Culture Strategy: Realising the potential of a world class city (2004)
London Economic Development Strategy: Success through diversity (2001)
The Mayor’s Ambient Noise Strategy (2004)
The Mayor’s Transport Strategy (2002)
The Mayor’s Municipal Waste Management Strategy (2003)
The Mayor’s Energy Strategy (2004)
The Mayor’s Draft Industrial Capacity SPG (2003)
Strategic Planning Guidance for London RPG3 (1996)
Regional Planning Guidance for the South East RPG9 (2001)
London Housing Statement: Delivering Solutions (2002)
Learning and Skills Council Needs Analysis

HARINGEY DOCUMENTS

A Local Improvement Finance Trust for Barnet, Enfield and Haringey (NHS) (2003)

Best Value Performance Plan - Year 5 2004 - 2005 (2004)
Community Strategy (2003)
Conservation Area Character Appraisals (2003)
Employment Study (2003)
Finsbury Park Master Plan (2002)
Haringey Neighbourhood Renewal Strategy: Narrowing the Gap (2002)
Haringey Housing Strategy (2003/2006)
Haringey Council Housing Needs Survey (2001)
Haringey Unitary Development Plan 1998
Haringey Interim Local Implementation Plan (2002-2003)
Haringey Economic Redevelopment Plan (2001-2002)
Haringey Cultural Strategy (2002-2007)
Haringey City Growth Strategy (2003) Open Space and Indoor Sports Study (2003)
Retail Capacity Study (2003)
Haringey Biodiversity Action Plan (Draft 2002)
Haringey LA21 Action Plan (2001)
Haringey Licensing Policy Statement (Draft 2004)
Haringey Health Improvement and Modernisation Plan (2002 – 2005)
Haringey School Organisation Plan (2002 – 2007)
Haringey Draft School Organisation Plan (2003 – 2008)
Haringey Best Value Performance Plan (2002 – 2003)
Haringey Regeneration Strategy (2000)
The Delivery Plan for The Bridge New Deals for Communities (2003)
Tottenham High Road Strategy (2002)
Draft Upper Lee Valley Regeneration Framework (2002)
Air Quality Management Area: Action Plan October 2004