

Appendices

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City Plan 2040 Appendix 1

Development of the City Plan 2040

1. Why is the City Corporation preparing a City Plan?

The City of London Local Plan was adopted in January 2015 and plans for development requirements up to 2026. It is important that the City's planning framework remains responsive and flexible to address changing circumstances, whilst providing a clear vision for how a future City should develop.

2. The stages of preparing the City Plan

- The first stage of the process was the Issues and Options stage in 2016, during which consultation took place on the key planning issues facing the City and on the potential options that should be considered in a new local plan to address them.
- The second stage, the draft City Plan 2036, was a consultation on a full draft local plan during later 2018 and early 2019.
- Responses from these two consultations, along with evidence, informed a proposed submission version of the City Plan 2036, which was consulted on between March and May 2021. As a result of comments made during this consultation, the City Corporation decided to undertake further technical work and evidence to address consultation responses and changing economic, social and environmental trends.
- Informal public engagement on key issues and the Key Areas of Change was undertaken during the summer of 2023.
- The City Corporation has used this technical work, public engagement and updated evidence to prepare the City Plan 2040, which is a revised submission version. The timeframe for the new City Plan has been amended to ensure a 15 year timeframe for the plan.

3. Next Steps

Following consultation on the City Plan 2040, it will be submitted to the Secretary of State for Levelling Up, Housing and Communities. The Secretary of State will then appoint an independent Planning Inspector to examine the submitted Plan, which is expected to be adopted in 2025.

Glossary

Explanation of terms used in the City of London City Plan.

* Terms explained elsewhere in the glossary are marked with an asterisk.

Accelerator office space

An office location which provides mentorship, advice, and resources to help start-ups succeed and grow rapidly, normally let on a short-term basis.

Active frontage

Fronts of buildings that facilitate visual and physical permeability.

Active frontage use

A definition used in this plan for those uses that fall within use classes E(a)-(e), where they have an active frontage. These use classes include shops, cafes and restaurants, and services for use by the general public such as hairdressers, banks and building societies, shoe repair and dry cleaning, gyms, and health centres. Pubs and other community and cultural uses may also be active frontage uses, where they are frequented by members of the public.

Affordable housing

Affordable housing is defined primarily by affordability and not by tenure. It comprises 'social rented housing', 'affordable rented housing' and 'intermediate housing', provided to eligible households whose needs are not met by the market. Social rented housing is at rents no greater than target rents set by government for local authority, Registered Social Landlords* (RSL) and cooperative tenants. Affordable rented housing has the same characteristics as social housing but is offered at up to 80% of local market rentals (including service charges, where applicable). Intermediate housing is housing for sale and rent where costs are above target rents for social rented housing but are at least 20% below local market levels and are affordable by households on moderate incomes. Intermediate housing can include shared equity (shared ownership and equity loans), starter homes, discounted market sales housing and other sub-market rented and key worker provision.

Affordable workspace

Workspace that is provided at rents maintained below the market rate for that space for a special social, cultural, or economic development purpose.

Agent of Change

The principle that the person or organisation responsible for change is responsible for managing the impact of that change. This includes impacts from noise, vibration and lighting. For example, a new residential development near an existing cultural use

would be responsible for ensuring that residents are not disturbed by the activities of the cultural use. Similarly, a new cultural use near an existing residential development would need to ensure that existing residents are not disturbed.

Air Quality Impact Assessment

An assessment of the impact of a development on the levels of certain pollutants in the local area, which could include: a description of baseline conditions and how these could change; relevant air quality concerns; the assessment methods to be adopted and any requirements around verification of modelling air quality; sensitive locations; the basis for assessing impact and determining the significance of an impact; construction phase impact; and/or acceptable mitigation measures.

Air Quality Neutral

Assessment of air quality against benchmarks set by the Mayor of London through his Sustainable Design and Construction SPD 2014. Developments that do not exceed these benchmarks will be considered to avoid any increase in NOx and PM emissions across London as a whole and therefore be 'air quality neutral'.

Apart-hotel

Accommodation for short or medium-term stays that generally provide more amenities for daily use (such as a small kitchenette) than standard hotel accommodation. They have a reception area where customers can access services without pre-booking and are available on a nightly basis without a deposit being required against damages.

Assets of Community Value (ACV)

A building or other land is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. ACVs must be approved by the local authority.

Biodiverse green roofs

A biodiverse green roof should include a varied substrate depth, planted and or seeded with a wide range of wildflowers (sedums can be added). A biodiverse green roof should have a sufficient depth of between 80 - 150mm.

Biodiversity

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

Biodiversity Action Plan (BAP)

The Biodiversity Action Plan provides a framework to ensure all legislative requirements relating to the management of green spaces are taken into

consideration at all times and both identifies and prioritises actions for biodiversity at a local level.

Biodiversity Net Gain (BNG)

Biodiversity net gain is a statutory requirement which applies to new development. It is a way of making sure the habitat for wildlife on a site is in a better state after the development than it was before development.

BREEAM assessment

The Building Research Establishment Environmental Assessment Method (BREEAM) is a sustainability assessment method that sets standards for the environmental performance of buildings through the design, specification, construction and operation phases and can be applied to new developments or refurbishment schemes. It focuses on sustainable value across range of categories: energy; land use and ecology; water; health and wellbeing; pollution; transport; materials; waste; management.

Build to Rent

Homes built specifically for private renting rather than for sale which meet criteria set out in Policy H11 Build to Rent in the London **Plan 2021**.

Business Eco-System

A network of organisations, including suppliers, distributors, customers, competitors and government agencies, involved in the delivery of a specific product or service.

Business Improvement District

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

Cash in lieu / commuted sums

Payments of money received from developers instead of the provision of affordable residential units on the development site in the City of London. The money is pooled and used by the City Corporation when opportunities to develop affordable housing arise.

CAZ - Central Activities Zone

The area defined in the London Plan* where planning policy promotes financial and business services, specialist retailing, tourist and cultural uses and activities. The City is wholly within the CAZ.

Changing Places toilets

These meet the needs of people with profound and multiple learning disabilities, as well as people with other physical disabilities such as spinal injuries, muscular

dystrophy and multiple sclerosis. These toilets provide the right equipment including a height adjustable adult-sized changing table, a tracking hoist system, adequate space for a disabled person and carer, a peninsular WC with room either side and a safe and clean environment including tear off paper to cover the bench, a large waste bin and a non-slip floor.

Circular economy

An economy which keeps resources in use for as long as possible, extracting the maximum value from them whilst in use, then recovering and regenerating products and materials at the end of each service life.

City Flood Risk Area

Area of the City which is susceptible to flooding from the river Thames, surface water or the sewer network.

CIL - Community Infrastructure Levy

A statutory charge on new development used to contribute towards the funding of infrastructure provision. The City Corporation has prepared a CIL charging schedule that was implemented in July 2014.

City Plan

Document setting out the statutory local plan, including the strategy, vision and policies and proposals for planning the City.

Comparison goods

Comparison goods are those bought relatively infrequently, so consumers usually compare prices, features and quality before making a purchase. They may include items such as clothes, electrical items, household and leisure goods.

CAAC - Conservation Area Advisory Committee

A consultative group set up to advise on planning applications and other proposals in the City's conservation areas.

Construction Logistics Plan

A travel plan that aims to improve the sustainability of construction freight movements by establishing site management and procurement processes to reduce the impact of construction traffic on the street network.

Creative enterprises / Creative industries

Defined by the Department for Culture, Media and Sport* as those 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. They include architecture; advertising & marketing; crafts, product, graphic

& fashion design; film, TV, radio and photography; IT, software & computer services; museums, galleries & libraries; music, performing & visual arts, and publishing.

Culturally significant object

Objects which people identify and value and which reflect their evolving knowledge, culture, beliefs and traditions.

Culture and Vibrancy Plan

A **Culture and Vibrancy** Plan is a flexible framework to support the successful incorporation of relevant, enriching and inclusive cultural, **leisure and recreation** components within a major development through a step by step process. It is prepared through the development process and the final detail, delivery and ongoing management secured through conditions and/or legal agreement.

Decentralised energy

Energy that is generated close to the place where it is used, so that transmission of electricity, heat and other energy carriers are minimised.

Deconstruction

The act of breaking down a building into components or dismantling - this allows for recycling of the resulting materials. Different to demolition which involves wrecking, destroying or tearing down completely.

DSP - Delivery and Servicing Plan

A plan that shows how a development will proactively manage delivery and servicing arrangements.

DCMS - Department for Culture, Media and Sport

The government department of state whose responsibilities include recreation, the arts and historic buildings.

DLUHC – Department for Levelling Up, Housing and Communities

The government department of state whose responsibilities include town planning.

Design and Access Statement

A statement that accompanies a planning application to explain the design principles and concepts that have informed the development and how access issues have been dealt with.

Design Council

Advisor to central and local government on good design.

Development Management

The process by which the City Corporation (and, where appropriate, the Mayor of London and Secretary of State) determine applications for planning permission and related consents. Applications are decided in accordance with the development plan* unless material considerations (including the NPPF*) indicate otherwise.

Development Plan

The statutory documents that together set out the planning policies for an area. In the City the development plan comprises the Mayor's London Plan* together with the City's **City Plan***.

DPD - Development Plan Document

Statutory planning policy document whose preparation process includes public examination. There is one adopted DPD in the City: the Local Plan DPD*.

Embodied carbon

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

Freight consolidation

Combining goods shipments into fewer deliveries to reduce the number of freight vehicles required to service a building. This can be achieved through the physical consolidation of goods at an off-site location and/or through methods such as preferred supplier schemes and common procurement strategies.

GLA - Greater London Authority

The GLA comprises the Mayor of London* (who has an executive role and makes decisions on behalf of the GLA) and a separately elected Assembly (a body of 25 elected Members which has a scrutiny role and is responsible for appointing GLA staff).

Green corridors

Almost continuous areas of open space which are linked. They can act as wildlife corridors and serve amenity, landscape and access routes.

Green infrastructure

A strategically planned, designed and managed network of green spaces and other features vital to the sustainability of any urban area. This includes (although not exclusively) trees, green roofs and walls, green corridors*, and blue infrastructure such as water spaces and natural drainage features.

HRA - Habitats Regulations Assessment

The purpose of the Habitats Regulations Assessment is to identify any aspects of an emerging Local Plan that would have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), (either in isolation or in combination with other plans and projects), and to identify appropriate avoidance and mitigation strategies where such effects are identified.

There is a legal requirement for all Local Plans to be subject to a HRA, set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats & Species Regulations 2017.

HIA - Health Impact Assessment

A means of assessing the health impacts of policies, plans and projects using quantitative, qualitative and participatory techniques. The HIA of the **City Plan** is incorporated into the Integrated Impact Assessment*.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. Designated heritage assets include World Heritage Sites*, Scheduled Monuments, Listed Buildings*, Registered Parks and Gardens, Registered Battlefields and Conservation Areas that are 'designated' under the relevant legislation. Non-designated heritage assets are those which have a heritage interest but have not been formally designated.

Historic England

The body responsible for advising the government, local authorities and others on historic buildings and archaeology. It was previously called English Heritage.

Hostile vehicle mitigation

Structural measures that prevent access to, or close proximity of, unscreened vehicles to a building or space, or measures that reduce the speed of vehicles approaching a site or its defences.

Housing trajectory

A projection of the number of new homes expected to be added to the City's housing stock over a given time period.

Inclusive design

Inclusive design results in an environment which everyone can use, to access and benefit from the full range of opportunities available; confidently, independently, with choice and dignity, which avoids separation or segregation and is made up of places and spaces that acknowledge diversity and difference, meeting the needs of everyone in society.

Incubator office space

Dedicated office space aimed at start-ups and normally let for a set period of time.

Infrastructure

Term used to describe the facilities and services necessary for people to live their everyday lives. Infrastructure can take many forms; it can be defined in physical, green and social terms, and can range from strategic provision, such as a new public transport facility or school, to the creation of a local play space.

Infrastructure Funding Statement

Proposed statutory statement reporting on the level of developer contributions received through the Community Infrastructure Levy* and s106 planning obligations and setting out spending priorities for the next 5 years.

IIA - Integrated Impact Assessment

An assessment process which considers the impacts of policies and proposals within statutory plans against environmental, equality, health, and community safety objectives. The City Plan 2040 IIA comprises: a Sustainability Assessment and Strategic Environmental Assessment - required by EU Directive to assess the social, economic and environmental impacts of new policies, It is supported by:

- an Equality Analysis - related to the City Corporation's duties under the Equalities Act 2010;
- a Health Impact Assessment*.

The IIA seeks to assess the impact of the City Plan 2040 and its alternatives and identify any potential unintended consequences of its implementation.

Listed building

A building or structure protected because of its historic or architectural interest. The list of such buildings is drawn up by Historic England* and the Department for Culture, Media and Sport*.

LDD - Local Development Document

Documents containing policies and guidance, comprising Development Plan Documents*, Supplementary Planning Documents* and the Statement of Community Involvement*.

LDS - Local Development Scheme

Timetable and project plan for producing the City Plan*. It is regularly updated.

LIP - Local Implementation Plan

Statutory transport plan produced by London Boroughs and the City Corporation bringing together transport proposals to implement the Mayor's Transport Strategy at the local level.

London Plan (Spatial Development Strategy)

Prepared by the Mayor of London*, it provides a London-wide planning strategy and the City's Local Plan* must generally conform to it.

London Planning Guidance

Guidance prepared by the Mayor of London* to explain policies of the London Plan*.

LVMF - London View Management Framework

Guidance by the Mayor of London* on the protection of important views, including those of St Paul's Cathedral and the Tower of London.

Major development

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

- Residential development of 10 or more dwellings or on a site of 0.5 hectares or more.
- Development of other uses, where the floorspace to be created by the development is 1,000 square metres or more, or the site areas is 1 hectare or more.

Mayor of London

The Mayor is the executive head of the Greater London Authority* and is also responsible for a number of related organisations, including Transport for London*, Homes for London Board and the Metropolitan Police Authority. The Mayor prepares London-wide strategies, including those for planning (the London Plan*), transport, waste, energy, economic development, housing and air quality. He has powers to direct decisions on large planning applications.

Meanwhile use

A use which is to last for a limited time, or one which is limited in its operation for a particular period of time. Meanwhile is defined as at or during the same time, while something else is being done.

Municipal waste

Waste collected by a local authority, including domestic waste and street cleansing waste. It also includes commercial waste collected by the authority, although waste producers may also have this privately collected.

NPPF - National Planning Policy Framework

The government's statement of planning guidance to local planning authorities, issued by the Department **for Levelling Up, Housing and Communities***. The latest version was published in February 2019. The City Corporation must take account of it in preparing and implementing its planning policies.

Noise Assessment

A technical assessment which identifies whether the overall effect of the noise exposure of a building (including the impact during the construction phase wherever applicable) is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level for the given situation:

Significant observed adverse effect level: the level of noise exposure above which significant adverse effects on health and quality of life occur.

Lowest observed adverse effect level: the level of noise exposure above which adverse effects on health and quality of life can be detected.

Offsetting measures

The measures permitted for dealing with residual emissions remaining after taking account of energy efficiency and decentralised and low carbon energy sources e.g. retrofitting works undertaken by a developer to improve the energy efficiency of existing buildings in the vicinity of the development; export of low carbon heat from the development to other developments; or investment in low carbon community heat infrastructure.

Open space

Land which is not built on and which has some amenity value or potential for amenity value. Amenity value is derived from the visual, recreational or other enjoyment which the open space can provide, such as historic and cultural interest and value. This includes open spaces in public or private ownership.

Permitted development rights

A national grant of planning permission which allows certain building works and change of use to be carried out without having to secure planning permission.

Pipe subway

Tunnels, mainly under streets, that accommodate utilities such as gas and water pipes and electricity and telecommunications cables, providing a more efficient alternative to burying these in the ground.

Planning obligations / s106 agreements

Legal agreements negotiated between the City Corporation and developers (or offered unilaterally by developers) setting out financial and non-financial undertakings to mitigate the direct impact of development. Also known as section 106 Agreements, or s106 planning obligations. From July 2014 some financial planning obligations in the City have been replaced by the Community Infrastructure Levy*.

PPG - Planning Practice Guidance

An online resource which brings together national guidance on various topics in one place and explains the policies in the National Planning Policy Framework (NPPF)* in more detail.

Policies Map

A map accompanying the **City Plan*** showing where its policies apply to specific locations.

PSC - Principal Shopping Centre

Significant clusters of retail activity within the City of London, which are the local expression of the London Plan's CAZ Retail Clusters. There are 4 PSCs within the City of London: Cheapside, Moorgate/Liverpool Street, Leadenhall Market and Fleet Street.

Public Examination

The **City Plan*** will be subject to public examination before an independent planning inspector. The inspector assesses the "soundness" of the **City Plan**.

Public realm

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

Registered Provider

Not for profit providers of affordable* and other social housing, including housing associations and regulated by Government.

Residential amenity

The elements of a location or neighbourhood that contribute to its overall character and the enjoyment of residents.

Retail Impact Assessment

An assessment undertaken for an application for retail use on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments.

Safeguarded wharves

Sites that have been safeguarded for cargo handling uses such as intraport or transshipment movements and freight-related purposes. On 19 February 2021, the Secretary of State for Levelling Up, Housing and Communities issued Directions for safeguarded wharves in London, requiring all planning applications for safeguarded wharves to be referred to the Mayor of London. There is one safeguarded wharf in the City of London at Walbrook Wharf.

Safer City Partnership

A partnership, comprising representatives from a range of City interests, whose aim is to reduce the level of crime, disorder, antisocial behaviour, terrorism and substance misuse in the City.

Secured by Design

A crime prevention initiative, to encourage those involved in the development industry to adopt crime prevention measures to assist in reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.

Short term residential letting

Letting of residential property on a non-permanent basis. Under the Deregulation Act 2015, short term residential letting of domestic premises which are liable for council tax for less than 90 days in a calendar year does not require planning permission. Letting for periods of more than 90 days will require permission.

SINCs - Sites of Importance for Nature Conservation

London's most valuable places for wildlife that provide local people with access to nature have been identified as Sites of Importance for Nature Conservation (SINCs). The sites are graded as being of Metropolitan, Borough or Local importance.

Smart infrastructure

Infrastructure which includes sensors that produce, analyse and help to securely share data on the performance of the built and natural environment.

Social and community facilities

Social and community facilities are defined by the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments, including the Town and Country Planning (Amendment) (England) Regulations 2020. The majority of social and community facilities fall within Class E (Commercial, business and services), Class F.1 (Learning and non-residential institutions) and Class F.2 (Local community uses) use classes. Community facilities include:

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

SCI - Statement of Community Involvement

A plan for public consultation on planning policy documents and planning applications. The City Corporation's SCI was adopted in 2022.

Strategic Cultural Areas

Areas identified in the London Plan* with internationally important cultural institutions, which are also major tourist attractions, and include the West End, South Bank/Bankside/London Bridge, Barbican, Wembley, the South Kensington museum complex/Royal Albert Hall, London's Arcadia, Olympic Park and Lee Valley Regional Park.

Strategic developments (applications referable to the Mayor)

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

SEA - Strategic Environmental Assessment

The environmental assessment of plans, required by EU Directive 2001/42/EC. It is carried out as part of the sustainability appraisal*.

Strategic Flood Risk Assessment

A document prepared by the Local Planning Authority to provide information on areas that may flood and on all sources of flooding as required by the NPPF*.

SHLAA - Strategic Housing Land Availability Assessment

A technical assessment to determine the quantity and suitability of land potentially available for housing development. It is a required part of the evidence base needed for the preparation of a Local Plan (as specified in the National Planning Policy Framework*, paragraph 67).

In London, the Mayor of London* carries out a London-wide SHLAA to inform the London Plan* as it determines housing targets for each borough and the City of London. The City of London **City Plan** relies on the land availability evidence provided by the London-wide SHLAA.

SHMA - Strategic Housing Market Assessment

An assessment of future housing requirements in an area. The assessment informs the development of local and strategic plan strategies and housing targets and identifies the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period including addressing the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, disabled people, service families and people wishing to build their own homes).

Street hierarchy

Categorisation of streets in the City of London Transport Strategy* which describes the function of every street in terms of motor traffic:

- **London Access Streets (TfL network):** Preferred streets for motor vehicles that do not have a destination in, or immediately adjacent to, the Square Mile.
- **City Access Streets:** Preferred streets for motor vehicles that are travelling around the Square Mile or to immediately adjacent destinations.
- **Local Access Streets:** Primarily used for the first or final part of a journey, providing access for vehicles to properties.

SPD - Supplementary Planning Document

A document that explains the policies of the **City Plan*** in detail. It is subject to consultation, but not public examination*.

SA - Sustainability Appraisal

The City Plan* is subject to SA, which ensures that it is soundly based on the principles of sustainable development. SA is carried out as the policies are developed or reviewed so that they can take account of its findings. The SA of the City Plan 2040 has been combined with other assessment processes in an Integrated Impact Assessment (IIA)*.

SuDS - Sustainable Drainage Solutions

A range of sustainable measures for surface water management which reduce the amount, flow or rate of surface water discharge into sewers.

Traffic and Environmental Zone

A security and surveillance cordon that surrounds the City of London. It consists of road barriers, checkpoints and closed-circuit television cameras with the aim of slowing, managing and monitoring vehicular movements entering the City.

Transport Assessment

This is prepared and submitted alongside planning applications for developments likely to have significant transport implications. For major proposals, assessments should illustrate the following: accessibility to the site by all modes; the likely modal split of journeys to and from the site; and proposed measures to improve access by public transport, walking and cycling.

TfL - Transport for London

The body, under the control of the Mayor of London, responsible for strategic transport policy and the provision of public transport, including buses, the Underground and the DLR. TfL is the Traffic and Highways Authority for the Transport for London Road Network (TLRN) or red routes, and controls all traffic signals in London".

Transport Strategy

A strategy for the future planning of transport in the City of London which provides a 25-year framework for future investment in and management of the City's streets, as well as measures to reduce the social, economic and environmental impacts of motor traffic and congestion.

Travel Plan/Cycling Promotion Plan

A long-term management strategy that includes the promotion of active travel for a development. It shall seek to deliver sustainable transport objectives and will be regularly reviewed in line with planning obligation requirements.

Tower of London World Heritage Site Consultative Committee

A committee of experts and policy makers providing guidance for the preparation and implementation of the Tower of London Management Plan, and comprising representatives from: Historic Royal Palaces, City Corporation, Historic England*, GLA*, International Council on Monuments and Sites (ICOMOS), Department of Culture, Media and Sport* (DCMS) and the London Boroughs of Southwark and Tower Hamlets.

UNESCO - United Nations Educational, Scientific and Cultural Organisation

Among UNESCO's responsibilities are the inscription of World Heritage Sites, which include the Tower of London.

Urban greening

A process for delivering additional green infrastructure in the City of London. Due to the morphology and density of the built environment in the City, green roofs, green (or living) walls, street trees, and techniques such as soft landscaping, are the most appropriate elements of green infrastructure.

Urban Greening Factor (UGF)

A model to assist boroughs and developers in determining the appropriate provision of urban greening for new developments.

Urban heat island

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

Use Classes Order

A statutory instrument made by the Secretary of State under Section 22 of the Town and Country Planning Act 1990, subsequently amended several times, setting out broad classes of use for land and buildings.

Viability Assessment

An assessment of the financial viability of a development to determine the maximum level of affordable housing and other policy requirements that can be provided.

Waste management

The London Plan's* definition of waste management includes its use for energy recovery or composting or recycle sorting and bulking but does not include waste transfer.

Wheelchair accessible

Homes built to Building Regulation Requirement M4 (3) (2) (b): Wheelchair user dwellings, where the dwelling is constructed to meet the needs of wheelchair **users**.

Also includes hotel rooms which are built to be accessible to wheelchair **users**.

Wheelchair adaptable

Homes built to Building Regulation Requirement M4 (3) (2) (a): Wheelchair user dwellings, where the dwelling is constructed to allow simple adaptation to the dwelling to meet the needs of wheelchair **users**.

Windfall development/sites

Housing development that does not take place on sites identified in the Development Plan* or on the Policies Map* but is brought forward by developers.

World Heritage Site

A site inscribed by UNESCO* for its Outstanding Universal Value. The Tower of London, located just outside the City's boundaries, is designated as a World Heritage Site.

Zero carbon

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

Zero waste

Making the most efficient use of resources by minimising the City of London's demand on primary resources, and maximising the reuse, recycling and recovery of resources instead of treating them as waste.