

Character Study Glossary

Accessibility: This term can be used in two ways. It's the extent to which employment, goods and services are made available to people, either through close proximity or through providing the required physical links to enable people to be transported to locations where they are available. Accessibility to transport infrastructure either car, bus, plane or pedestrian routes that may be used by everyone, people with or without disabilities.

Archaeological Priority Areas: Areas where there is significant known archaeological interest or potential for new discoveries. In Sutton, they are identified by Historic England's Greater London Archaeological Advisory Service

Area of Potential Intensification: Areas around town centres where the intensification of housing development may be appropriate.

Area of Special Local Character: Area of Special Local Character: Areas designated by the Council because of their locally distinctive character in terms of townscape, architecture and/or landscape features.

Areas of Taller Building Potential : Potential areas for tall buildings.

Article 4 Direction: A local planning regulation which withdraws automatic planning permission and means a planning application is required for development. The borough has two Article 4 Direction areas: (1) Sutton Garden Suburb to protect its unique character; and a number of properties across the borough have permitted development rights withdrawn with regard to roof alterations. The council is proposing a third direction to withdraw permitted development rights that allow houses to convert to small houses in multiple occupation.
OR

Article 4 Direction: A local planning regulation which withdraws automatic planning permission and means a planning application is required for development.

Biodiversity: The number of different species of flora and fauna in a particular area.

Business Improvement District : a business group of local businesses that lead and business fund projects to improve a defined commercial area.

Blue Infrastructure: A network of blue infrastructure rivers, brooks and springs which create a source of water to support green infrastructure.

Brownfield Land (also known as Previously Developed Land): Previously developed land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time

Character Evaluation : An assessment of Sutton's neighbourhoods, to understand the types of changes which could take place within an area.

Community Infrastructure Levy: A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area

Comparison Goods Floorspace: Retail floorspace that is used for the sale of one-off, usually non-food, items

Connectivity: Is the infrastructure that flows between neighbourhoods and urban areas carrying people and goods.

Conservation Area: An area of special architectural or historic interest designated by the local authority under the Planning (Listed Buildings & Conservation Areas) Act 1990. There is a statutory duty to preserve or enhance the character or appearance of such areas

Context: The way in which places, sites and spaces interrelate with one another physically, functionally or visually, or the way places are experienced and understood.

Convenience Goods Floorspace: Retail floorspace that is used for the sale of regular purchases, usually food and drink

Decentralised Energy: Local renewable energy and local low-carbon energy usually but not always on a relatively small scale encompassing a diverse range of technologies

Density: See Housing Density

Detailing: Small elements and features within an overall architectural design or building

Development Plan: The borough's current Development Plan comprises the Further Alterations to the London Plan (2015), the Core Planning Strategy (2009), the Site Development Policies Development Plan Document (2012) and the South London Waste Plan (2012). It is planned that the Local Plan will replace the Core Strategy and Site Development Policies DPD. The Development Plan also includes any adopted Neighbourhood Plans

Development Plan Documents (DPD): Are prepared by the relevant planning authority. They set out the planning policies against which proposals for new development in an area (such as the London Borough of Sutton) will be assessed

District Centre: A town centre, classified by The Mayor of London, as providing convenience goods and services for local communities. Typically, they contain 10,000-50,000m² of retail, leisure and service floorspace. The borough's District Centres are Carshalton, Cheam, Hackbridge, North Cheam, Rosehill, Wallington and Worcester Park

Established Industrial Areas: Smaller industrial areas designated for protection for industrial uses by the council

Floorspace Area Ratio: Is the measurement of a building's floor area in relation to the size of the parcel of land that the building is located on. FAR is expressed as a decimal number, and is derived by dividing the total area of the building by the total area of the parcel.

Geology: Is the particular rocks and similar substances that form an area of the earth

GLA: The Greater London Authority. The authority, headed by the Mayor of London, has responsibility for strategic planning issues in London

Green Belt: A designation for land around certain cities and large built up areas, which aims to keep this land permanently open or largely undeveloped

Green Chains: Areas of open space which are interlinked and for use by walkers and pedestrians

Green Corridor: Areas of open space which are interlinked and provide opportunities for species migration

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities

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. It includes designated heritage assets (including Schedule Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas) and assets identified by the local planning authority (including local listing).

Historic Fabric Surviving original and historic fabric in the form of buildings, their structure, details and decoration.

Historic Park and Garden: These are heritage assets which may be designated by Historic England as a Registered Park and Garden or designated by the Council for their special historic interest.

Housing Density: The number of dwellings per hectare of land. For example:

Aspects, Throwley Way, Sutton	= 545 dwellings/hectare
Dunbar Court, Carshalton Road, Carshalton	= 150 dwellings/hectare
Cromer Mansions, Cheam Road, Sutton	= 100 dwellings/hectare
Browning Avenue, Poet's Estate, Carshalton	= 23 dwellings/hectare

Legible Spaces: The degree to which a place can be easily understood.

Listed Building: A building or structure of special architectural or historic interest included on a statutory list. They are designated by the Secretary of State (for Culture, Media and Sport), advised by Historic England.

Local Centre: A council designation for small areas, usually featuring shops, offices and other economic activity, such as shopping parades.

Local Implementation Plan (LIPs): Are produced by every London Borough, and set out how individual boroughs will implement the Mayor's Transport Strategy in their area. These are statutory documents required by the Greater London Authority Act 1999.

Locally Listed Building: A building or structure of local interest designated by the Council.

Local Nature Reserve (LNR): Areas designated by the Council under the National Parks and Access to the Countryside Act 1949. LNRs must have significance for nature conservation and are declared by the LPA (Local Planning Authority). LNRs must include land over which the designating Local Planning Authority has a legal interest i.e. ownership of the freehold, or leasehold liabilities, or land over which the Local Planning Authority has a nature reserve agreement with the landowner. Management is a key aspect of declaring an LNR and a management plan must be put in place which secures the long term maintenance

of the features of the area which give it its special interest. Many SINCs within Sutton have also been declared as LNRs and have appropriate management plans in place.

London Plan: The Mayor's Spatial Development Strategy for London. The 2021 London Plan is the current London Plan.

Massing: The combined effect of the height, bulk and silhouette of a building or group of buildings

Metropolitan Centre: A town centre classified by The Mayor of London as serving wide catchments and typically over 100,000m² of retail, leisure and service floorspace with a significant proportion of comparison goods. Sutton Town centre is the borough's only Metropolitan Centre

Metropolitan Open Land (MOL): Strategic open space within the built-up area of London which has similar protection as Green Belt land.

National Planning Policy Framework (NPPF): The Government's statement on planning policy. All Local Plans must be consistent with the NPPF

Neighbourhoods : For this document there are 8 neighbourhoods defined in Sutton. These areas include North Cheam & Worcester Park, Cheam and Belmont, Sutton Town Centre, Hackbridge & St Helier, North Beddington, Carshalton, South Beddington and Green Belt. Each Neighbourhood is divided into a number of sub areas.

Neighbourhood Forum : Is a group of people who have been established with the express purpose of promoting or improving the social, economic and environmental well being of an area .

Neighbourhood Plan : a plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Localism Act 2011)

Node: A junction or intersection e.g. by a place where people congregate such as a market or square.

Open Space: Land that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers the broad range of types of open space within Sutton, whether in public or private ownership and whether public access is unrestricted, limited or restricted. Includes land designated as open space such as Metropolitan Open Land, Public Open Space, Urban Green Space and Allotments, and non-designated open spaces.

Permeability: Permeability refers to the capacity of connections to carry people or vehicles.

Permitted Development Rights: rights which allow developers or landowners to develop, extend or alter buildings or structures without the need for planning permission

Physical Infrastructure: including the main utilities of water, sewerage, gas, electricity and telecommunications; transport infrastructure including public transport; and flood defences.

Place: The result of a complex interplay of different elements, e.g. the cultural and social factors which have combined to create identity, the physical or built elements that make up the place and the people associated with it through memories, association and activity.

Planning & Compulsory Purchase Act (2004) (as amended): The Act of Parliament that requires the preparation of Local Development Frameworks and Regional Spatial Strategies.

Planning Condition: A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order

Planning Obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal

Primary Shopping Area: The council is proposing not to identify Primary Shopping Areas as they serve little purpose when Primary and Secondary Shopping Frontages are also identified. Should a Primary Shopping Area need to be defined, the council will use the suggested definition in the National Planning Policy Framework which states the Primary Shopping Area generally comprises the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage.

Primary Shopping Frontage: A run of shops and/or businesses which have been designated by the council as the principal area for retail activity with a town centre

Private Amenity Space: Space which is attached to a property and is for the sole use of the occupier of the property, for examples gardens and balconies

Proposals Map: A graphical illustration (on an Ordnance Survey base map) of those policies and proposals relating to a specific site or area contained in a Development Plan.

Public Open Space: A council designation for open space which is open to the general public without any constraints apart from opening hours

Public Realm: That part of the built environment to which the public has free access, including streets, squares, parks etc. Public realm issues embrace social interaction and the uses of spaces as well as their servicing and management.

Scale: The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building which give it its sense of scale: at other times it is the size of the elements and the way they are combined

Scheduled Monument : A nationally important archaeological or historic site. They are designated by the Secretary of State (for Culture, Media and Sport), advised by Historic England.

Secondary Shopping Frontage: A run of shops and/or businesses which have been designated by the council as an important area for retail and service activity with a town centre

Setting: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Site of Importance for Nature Conservation (SINC): An area of importance for biodiversity. There are three grade: metropolitan importance, borough importance and local importance

Social and community infrastructure (facilities): Including education; health and social care facilities; leisure facilities; children's services; community services, including community halls, meeting places, places of worship, youth services and libraries; police shops, criminal justice facilities, safer neighbourhood accommodation and general police facilities, and other emergency services.

Strategic Flood Risk Assessment (SFRA): Provides information on flood risk. The SFRA identifies constraints which will assist in the formulation of planning policies, it aids the identification of the development potential of proposed sites and aids in assessing future development proposals. In the case of Sutton, the assessment is in partnership with the boroughs of Wandsworth, Merton and Croydon.

Strategic Industrial Locations (SILs): These are preferred Industrial Locations and exist to ensure London provides sufficient quality sites in appropriate locations to meet the growth of business, industrial and warehousing sectors.

Sub-Areas: The character study has 32 sub areas, each has a unique character within Sutton's 8 neighbourhoods. Each area is defined by either a road, railway or open space.

Suburban Heartlands: A council designation which describes housing areas outside town centres, the areas of potential intensification, industrial areas and areas within open space designations

Supplementary Planning Documents (SPD): Cover a wide range of issues on which the local authority wishes to provide policy guidance to supplement the policies and proposals in Development Plan Documents. They are not subject to independent examination.

Sutton's Environmental Strategy and Climate Emergency Response 2025 : A number of environmental measures which will be delivered by the council by 2025.

Taller Building Categories:

Mid-rise Buildings – those that are considered to be tall in the context of relatively low-rise development but that in absolute terms are in the region of 4-5 storeys (12-18m);

Tall Buildings – those that are significantly taller than the mean height of surrounding development and will have a range of 6-10 storeys (18-30m);

Very Tall Buildings – those that are excessively taller than the surrounding built form and will be from 10 storeys upwards (30m +).

Town Centres: A general description which covers the Metropolitan Centre (Sutton Town Centres) and the seven District Centres

Town Centre Uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)

Townscape Character : Unique areas of a place, the relationships between buildings, open spaces and green spaces.

Typologies : Typologies are the systematic classification of places to their common characteristics.

Urban Grain : Describes the pattern of plots in an urban block. A finer urban grain represents a smaller pattern of buildings on a street.

Urban Green Space: A council designation for open space which is only open to certain sections of the public, such as sports clubs

Use Classes Order: The following classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments:

Wandle Valley Regional Park: Areas designated by the London Boroughs of Croydon, Merton, Sutton and Wandsworth to promote public access, biodiversity improvements and heritage protection along the River Wandle