

Glossary of Terms

<p>1976 Act – The Local Government (Miscellaneous Provisions) Act 1976. This legislation is relied upon by the Council in order to seek to acquire the New Rights.</p>
<p>1981 Act - The Acquisition of Land Act 1981. This is legislation that sets out the processes and rules for implementation of a compulsory purchase order.</p>
<p>1990 Act - The Town and Country Planning Act 1990. This is the primary piece of legislation that creates the statutory planning system. It sets out planning powers of local planning authorities. It includes some powers for compulsory purchase, which have been relied on by the Council in making the Order.</p>
<p>Acquiring authority –A person or body that is seeking or has the benefit of powers conferred by a CPO. In this instance this is the London Borough of Tower Hamlets.</p>
<p>Authority – The London Borough of Tower Hamlets.</p>
<p>BREEAM – is an assessment of an asset’s environmental, social and economic sustainability performance. BREEAM Excellent is at the upper level of performance.</p>
<p>Brownfield land – Land that has previously been used for another purpose and is capable or being reused for the planned purpose.</p>
<p>Carbon emissions – Carbon released into the atmosphere through energy use, construction, deliveries etc. which can contribute toward global warming. The scheme is designed to reduce the level of carbon emission through energy saving measures.</p>
<p>CAZ – Central Activities Zone as defined in in Policy 2.10 and Map 2.3 of the London Plan 2016 and further in the Mayor of London’s Central Activities Zone SPG (March 2016).</p>
<p>CHP – Combined Heat and Power – refers to the heating and hot water network.</p>
<p>Chrisp Street Developments Limited (CSDL) – This is a wholly owned subsidiary of Telford Homes Ltd which is the company with whom Poplar HARCA has entered into a development agreement t in order to deliver the Scheme.</p>
<p>Chrisp Street Regeneration Scheme – the redevelopment and improvement of Chrisp Street District Centre and its immediate environs by means of a comprehensive mixed use redevelopment.</p>
<p>Compelling case in the public interest – The test that the Council will have to demonstrate that it has met for the Order to be confirmed. In short, land should only be acquired compulsorily where it is considered that the public benefit outweighs interference with private rights.</p>
<p>Compulsory Purchase Order (CPO) - A Compulsory Purchase Order is a legal document that gives acquiring authorities (such as local councils or government departments) a right to buy land and property or take a right over it without the agreement of the owner (by compulsion). In order to obtain such rights, the acquiring authority must meet set criteria as laid down by statute and in the Guidance. In particular the authority must prove the purchase is in the public interest.</p>

<p>Confirmation – The process by which the Secretary of State agrees that an acquiring authority should be granted the powers sought in a compulsory purchase order and by which a CPO made by the acquiring authority comes into effect.</p>
<p>Council – The London Borough of Tower Hamlets. See also ‘Acquiring Authority’.</p>
<p>Deed of Variation – a formal legal agreement to change a previously agreed legal document.</p>
<p>District Centre – The Chrisp Street Market and surrounding shops.</p>
<p>Development Plan - Defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made. In this instance, the Development Plan includes the Local Plan and the London Plan.</p>
<p>Economic benefits assessment – This is an assessment carried out on what benefits the scheme will bring to the local community in respect of creating employment and drawing people into the District Centre and how much more money is projected to be spent in the area as a result of regeneration.</p>
<p>Equalities Impact Assessment (EQIA) – An independent assessment carried out to determine impacts upon equalities groups, both positive and negative. The Council uses EQIAs in order to fulfil its statutory obligations under the Public Sector Equality Duty.</p>
<p>GLA – Greater London Authority.</p>
<p>Guidance – The Guidance on Compulsory purchase process and the Crichel Down Rules issued by The Ministry of Housing, Communities and Local Government in July 2019.</p>
<p>Housing Density – This describes the number of homes to be provided, in relation to the size of the site (which for vertically stacked mixed-use schemes is based on a site that is reduced in size by the proposed proportion of non-residential floorspace). E.g. if homes were being provided at a density of 30 per hectare (ha), and the site under consideration (reduced in proportion to the proposed non-residential floorspace) was 2 ha, 60 homes would be being provided.</p>
<p>Human Rights – Human rights are set out in the Human Rights Act 1988. In relation to regeneration, the Act seeks to protect a wide range of rights from being interfered with.</p>
<p>LBTH – The London Borough of Tower Hamlets. See also ‘Acquiring Authority’ and ‘Council’.</p>
<p>Local Plan - The planning framework for Tower Hamlets developed and adopted by the Council. Part of the Development Plan.</p>
<p>London Plan – London’s Spatial Development Strategy developed and published by the Mayor of London. Part of the Development Plan.</p>
<p>MHCLG – Ministry of Housing, Communities and Local Government.</p>

<p>New Rights – The new rights over adjacent land to the development area that are included within the Order. They are described in the Statement of Reasons and shown in the Order Map.</p>
<p>Non-Material Amendments – Amendments to a planning permission which are considered not to be of a nature that significantly changes the development that is subject of the planning permission.</p>
<p>NPPF – National Planning Policy Framework. The Government’s national planning policies. Originally published in 2012 and revised in 2018 and 2019. Unless stated otherwise, references to the NPPF are to the current version.</p>
<p>Objections – Once the Order has been made, it is possible to object to it. Any objections will be considered by the Secretary of State who will decide whether the objections merit a public inquiry and if not, that the Order can be confirmed.</p>
<p>ONS – Office for National Statistics.</p>
<p>Option appraisal – A document which sets out the various considerations that CSDL took into account in arriving at the proposed regeneration scheme.</p>
<p>Order – The London Borough of Tower Hamlets (Chrisp Street) Order 2021.</p>
<p>Order Land – This is the land that the CPO covers and will be described in the Statement of Reasons and shown on a map that will accompany the Order.</p>
<p>Order Map – The map that accompanies the Order showing the land and new rights to be acquired.</p>
<p>Order Schedule – This is a detailed list of all land interests affected by the CPO. It contains details of land ownership and occupancy by tenants and lessees. Sometimes referred to as a ‘Schedule of Interests’ or ‘Book of Reference’.</p>
<p>Original Playspace – The 112 sqm children’s playspace comprised in Plot 35, which is to be replaced by the Replacement Playspace.</p>
<p>Planning Application – Planning application reference PA/16/01612/A1.</p>
<p>Planning Permission – The planning permission granted on 25 March 2019 under reference PA/16/01612/A1.</p>
<p>Poplar HARCA – This is a housing and regeneration community association that manages and regenerates estates to provide new homes in Tower Hamlets. It will deliver the Scheme in partnership with CSDL.</p>
<p>Resolution – The formal decision of the Council to progress with a CPO. The Resolution to make the Order was made on 26 September 2018.</p>
<p>Replacement Playspace – The 691 sqm playspace to be delivered using land comprised in Plot 4, Plot 47, Plot 37, Plot 39 Plot 40 in lieu of the Original Playspace.</p>
<p>Retail Management Strategy and Retail Management Addendum – documents that were submitted as part of the planning application and set out the approach to maintaining</p>

retail provision during the regeneration and working with existing retailers to retain them in the Scheme.

Scheme – see Chrisp Street Regeneration Scheme.

Secretary of State – This is the government minister who will consider the Order and decide whether this can be confirmed or not.

Section 106 agreement -The legally binding agreement dated 22 March 2019 between CSDL and the council to deliver agreed levels of affordable homes and other areas of investment as part of the Planning approval process.

Site – The area comprising the Order Land.

Site Allocation – This is the purpose for which the development site is intended to be used for under the council’s planning policy.

SPD – Supplementary Planning Document.

SPG – Supplementary Planning Guidance.

Statement of Reasons – This is a document that sets out an acquiring authority’s justification for use of their CPO powers.

Statement of Case – This is a document that sets out in more detail the acquiring authority’s justification for use of their CPO powers. This document will be prepared for consideration if a public inquiry is required.

Statutory undertakers – suppliers of services such as gas, electricity and telecommunications.

Title – Land that is registered with the Land Registry will have a Title Deed and Plan. This is generally referred to as Title.

Use Classes – These are Planning use classes, which help to provide the legal framework which determines what a particular property may be used for by its occupants.

Vesting – This is the formal legal process by which land will be taken into the ownership of the Council pursuant to the Order.