Local Plan Glossary

Relevant Abbreviation	Term	Definition
-	Accessibility	Refers to the extent to which employment, goods and services are made available to people, either through proximity, or through providing the required physical links to enable people to be transported to locations where they are available. It also refers to the extent of barriers to movement for users who may experience problems getting from one place to another, including people with disabilities.
-	Affordable Housing	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: **(a) Affordable housing for rent:** meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). **(b) Starter homes:** is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used. **(c) Discounted market sales housing** is that sold at a discount of at least 20% below local market value. Eligibility is determined regarding local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households. **(d) Other affordable routes to home ownership** are housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost

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		homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to government or the relevant authority specified in the funding agreement.
AONB	Area of Outstanding Natural Beauty	Is an area of the countryside in England, Wales, or Northern Ireland that has been designated for conservation due to its significant landscape value. These areas are recognised for their national importance by relevant public bodies such as Natural England, Natural Resources Wales, or Northern Ireland Environment Agency.
ASELA	The Association of South Essex Local Authorities	The Association of South Essex Local Authorities (ASELA) is a partnership of neighbouring councils Brentwood, Castle Point, Rochford, Southend-on-Sea, Thurrock, and Essex County that have come together to promote growth and prosperity in the region.
-	Biodiversity	The variety of life on earth embracing all species, communities, habitats, and ecosystems associated with the terrestrial, aquatic, and marine environments. Usually, the term refers to the variety of species within a specific area.
BAP	Biodiversity Action Plan	A strategy prepared for a local area aimed at conserving and enhancing biodiversity.
BNG	Biodiversity Net Gain	The process of increasing a development site's overall biodiversity value.
-	Blue Infrastructure	Infrastructure relating to water, such as pools, rivers, ponds, water courses, etc.
-	Brownfield Land	Land that has been previously developed.
-	Building Regulations	Building regulations set standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings
CFS	Call for Sites	A process by which councils ask for any interested parties (including landowners and developers) to propose land sites which may have potential for future development, to support housing or employment in the area.
-	Climate Change	Long-term changes in temperature, precipitation, wind, and all other aspects of the Earth's climate. Often regarded because of human activity and fossil fuel consumption.
CIL	Community Infrastructure Levy	A charge which can be levied by local authorities on new development in their area. It is an important tool for local authorities to use to help them deliver the infrastructure needed to support development in the area.
-	Conservation Area	An area of special architectural or historic interest, the character or appearance of which it is desirable to

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		preserve or enhance, designated under section 69 of the *Planning (Listed Buildings and Conservation Arears) Act 1990.*
-	Cross Boundary	Refers to something that crosses or spans a boundary between two or more different jurisdictions/administrative boundaries.
-	Densification	Making more efficient use of land, through intensive use of brownfield land, building taller buildings, building on existing residential back gardens or in-between existing buildings, or redeveloping underused sites at higher densities.
-	Development	Development is defined in Section 55 of the Town and Country Planning Act 1990 as the carrying out of building, engineering, mining, or other operation is in, on, over or under land; or the making of any material change in the use of any buildings or other land.
DTC	Duty to Cooperate	This is a legal duty that requires Local Planning Authorities and other prescribed public bodies to "engage constructively, actively and on an ongoing basis" to maximise the effectiveness of Local and Marine Plan preparation in the context of strategic cross boundary matters.
-	Employment Area	The main industrial estates and larger core industrial sites and areas which based on condition, environment and location are best suited to long term retention of industry and commerce.
ELNA	Employment Land Needs Assessment	Aims to find out what employment land supply and demand will look like in the borough and sets out recommendations on the best way to meet the demand for the next twenty years.
ELPS	Employment Land and Premises Study	Sets out future need for employment land and examines the existing supply by looking at completions and outstanding planning permissions and reviewing existing employment sites and allocations.
-	Encroachment	When development such as housing begins to gradually move from the edge of towns or villages into the open countryside.
-	Evidence base	The collection of information and studies which a Local Planning Authority will use to draw up suitable planning policies for its area.
GB	Green Belt	A National Planning Policy designation given to open, undeveloped land that has been specifically designated for long-term protection. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belt are their openness and permanence. Development on Green Belt land is restricted under the National Planning Policy Framework.
-	Green Infrastructure	A network of multi-functional green spaces, in urban and rural areas, which can deliver a wide range of

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		benefits for the environment and quality of life for local communities.
-	Greenfield Land	A general term used to describe all sites that have not previously been developed.
	Grey Belt	Grey belt is green belt is defined as land in the green belt comprising previously developed land and any other parcels and/or areas of green belt land that make a limited contribution to the five green belt purposes. This is currently proposed for inclusion in an updated NPPF expected in late 2024.
-	Gypsy and Travellers	Person of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling show people or circus people travelling together as such.
HELAA	Housing and Employment Land Availability Assessment	The *National Planning Policy Framework (NPPF)* and *Planning Practice Guidance (PPG)* requires every Local Planning Authority to assess the amount of land that is available for housing and economic development in its area. This process is known as the Housing and Economic Land Availability Assessment (HELAA). The HELAA helps to identify future sources of land for housing and economic development to help meet the Borough's future development needs. It was previously referred to as the Strategic Housing Land Availability Assessment, or SHLAA.
-	Housing Need	Assessed by examining the suitability of present housing and the ability of households to afford market price housing.
-	Infill Development	Development within an urban area that "fills" in a gap between existing built form.
-	Infrastructure	Any facility, service or physical structure which supports or enables proposed development including (but not exclusively) education, healthcare, emergency services, culture and leisure facilities, churches, open space, transport, telecommunications, security, waste collection, disposal and recycling, energy, water supply and drainage.
IDP	Infrastructure Delivery Plan	A document which assesses the existing provision of infrastructure throughout the Borough and considers what additional infrastructure will be required in the future to support growth allocated in the Local Plan. The IDP also considers how required infrastructure should be delivered, and if there are any gaps in information or funding which need to be addressed.
-	Listed Building	Buildings designated to be of 'special architectural or historic interest' by the Secretary of State under the *Listed Buildings and Conservation Areas Act 1990.*

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LDS	Local Development Scheme	A formal timetable for the preparation of the Local Plan.
LNRS	Local Nature Recovery Strategy	Local Nature Recovery Strategies are a new, England-wide system of spatial strategies that will establish priorities and map proposals for specific actions to drive nature's recovery and provide wider environmental benefits.
LNR	Local Nature Reserves	Are a statutory designation made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities.
-	Local Plan	A comprehensive document outlining the long-term vision for Basildon identifying locations for delivering housing and other strategic development needs such as employment, retail, leisure, community, and transport development.
LoWS	Local Wildlife Sites	Are areas of land that are especially important for their wildlife. They are identified and selected locally using scientifically determined criteria and surveys.
-	Market Housing	Market Housing includes private rented and sale where prices are set in the open market.
	National Design Guide	A document which sets the government's priorities in the form of 10 characteristics which are brought together in a well-designed place and demonstrates what clever design means in practice.
NPPF	National Planning Policy Framework	A document setting out the Government's national planning requirements, policies, and objectives. The NPPF is a material consideration in the preparation of development plans and when considering planning applications.
-	Neighbourhood Plan	A planning tool to help empower communities to shape and manage development in their local areas. Neighbourhood forums and parish councils will be able to develop planning policies that will become part of the planning framework for their area and grant planning permission for certain types of new development.
-	Net Zero Carbon	Achieving a balance between the carbon emitted into the atmosphere, and the carbon removed from it.
-	Open Space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes, and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
-	Planning Obligations (Section 106 Agreements)	Planning obligations, also known as section 106 agreements, are legally binding agreements typically negotiated between local authorities and developers in the context of planning applications to ensure that certain works which are necessary and relevant to a development are undertaken or financial contributions made to facilitate associated infrastructure works and development. They are a mechanism by which measures are secured to make acceptable

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		development which would otherwise be unacceptable in planning terms.
PPG	Planning Practice Guidance	Provides details to support the effective implementation of the *National Planning Policy Framework.*
-	Plotlands	Thirteen Green Belt settlements in the Borough that originated following the agricultural depression of the early 20th Century. Following the arrival of the railways, many people bought smallholdings, buildings, small shacks, and dwellings they could visit at the weekends and for holidays to escape East London. Following the Second World War, many people moved to these areas on a permanent basis despite the majority not having running water, electricity, or fuel connections. The majority of Plotlands were cleared during the building of Basildon New Town in the mid-late 20th Century, however, thirteen remain and are home to about 2000 people.
RAMSAR	RAMSAR sites	Wetlands of international importance designated under the RAMSAR convention.
-	Serviced Village	A village developed with basic infrastructure and services to meet the needs of its residents, such as schools, healthcare facilities, retail, and/or community facilities.
-	Settlement	A place, typically one which has previously been uninhabited, where people establish a community
SSSI	Sites of Special Scientific Interest	SSSIs are areas of land and water that are considered to best represent the lands natural heritage in terms of the flora, fauna, geomorphology and natural features.
SEHNA	South Essex Housing Needs Assessment	A report commission to assess the need for housing, including size, type, affordable and specialist housing in the South Essex housing market area.
-	Spatial	Refers to the organisation and arrangement of physical space and the relationships between different elements within that space. It refers to the distribution and arrangement of land uses, buildings, infrastructure, natural features, and other physical components within a given area.
-	Spatial Strategy	An approach to delivering the vision for Basildon. It sets out the amount and location of new development, and how places will change and be shaped throughout the Plan period.
SAC	Special Areas of Conservation	Are protected areas designated under the habitat's directive. They aim to conserve natural habitats and wild fauna and flora.
SPA	Special Protection Areas	Are designated to protect rare, threatened, or vulnerable bird species in the UK under the Conservation of Habitats and Species Regulations 2017 in England and Wales.
-	Stakeholders	A person, group or organisation that has interest in planning for the area.

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-	Standard Method	The national standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and historic under-supply. The standard method identifies a minimum annual housing need figure.
-	Strategic	Identification of long-term or overall aims and interests and the means of achieving them.
-	Sustainable	Able to be maintained at a certain rate or level.
-	Sustainable Development	Development which meets the need of the present without compromising the ability of future generations to meet their own need.
-	Sustainable Transport	Any efficient, safe, and accessible means of transport with overall minimal impact on the environment, including walking, cycling and public transport.
-	Test of Soundness	This means that the Local Plan will be tested on whether it is realistic, deliverable, and based on strong, up-to-date evidence.
-	Town	A built-up area with a name, defined boundaries, and local government, that is larger than a village and smaller than a city.
-	Town Centre	A defined area, including the primary shopping area where retail development is concentrated, and areas occupied by main town centre uses adjacent to the primary shopping area.
-	Travelling Show people	Members of a group organised for the purpose of holding fairs, circuses or shows (whether travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, education, or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
-	Unserviced Village	A small village which lacks facilities such as schools, healthcare facilities, retail and/or community facilities and has limited or no access to public transport.
-	Urban Capacity	The ability of an urban area to accommodate population growth and economic development while maintaining a high quality of life for its residents.
	Urban Densification	Refers to increasing the intensity of people, jobs, housing, or other measures of human occupation and development within a defined area.
-	Viability	A development is viable if taking account of all costs, including complying with all policy requirements, developing the scheme would provide a competitive profit for the developer. Viability is linked to deliverability as it ensures the developer is incentivised to ensure development takes place and persuades landowners to sell land.
-	Village	A small, often rural community or settlement that typically consists of a small group of houses and

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		associated buildings, such as a church, school, or community centre.
-	Vitality	Creating and maintaining a high intensity of activities implemented at various times of the day.