# 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. |
| - | Active Frontage | Active frontages refer to building edges along the street that engage with the street. This engagement typically involves the visual connection of lively internal spaces with the street through frequent openings and minimal blank walls. |
| - | Active Travel | Active travel refers to modes of travel that involve some level of physical activity. Some examples are walking, cycling, and travelling using mobility scooters. |
| - | Amenity | A quality, service, or facility that makes a place more enjoyable and convenient for visitors and residents. |
| - | Attenuation | The process of storing excess water temporarily and then releasing it at a controlled rate to help prevent flooding and to protect drainage systems. |
| - | 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:<br>**(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).<br>**(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.<br>**(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.<br>**(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 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. |

| Relevant Abbreviation | Term | Definition |
|---|---|---|
| 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. |
| AQMA | Air Quality Management Area | Air Quality Management Areas are areas where the national air quality objectives are unlikely to be achieved. |
| - | 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 | An approach to development that ensures wildlife habitats present at the site are left in a measurable better state than before the project or development took place. A minimum 10% increase in biodiversity net gain is mandatory for most developments under the 2021 Environment Act. More information can be found at: Biodiversity net gain - GOV.UK |
| - | 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 [insert weblink to Planning Portal building regs] |
| 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. |
| - | Care Home | Provides long-term personal care in a communal setting. |
| - | Circular Economy | An alternative to traditional linear economic models of use (take-make-dispose system) to ensure resources are kept in use for as long as possible with the aim of reducing waste in order to maximise the value of the resource. |
| - | Climate Change | A long-term change of Earth's climate patterns mainly caused due to human activities. It is an ongoing global crisis that has impacts ranging from rising sea-levels, extreme weather and loss of biodiversity to everyday impacts such as increases in air pollution, heat stress and increased flooding. |
| - | Co-benefits | The additional advantages that are received from an intervention, beyond the primary aim of the of the intervention. For example, implementing urban planting for the purpose of mitigating climate change provides additional benefits such as natural cooling, drought prevention, support biodiversity, and add beauty to the local environment. |
| - | Community Facilities | A shared resource such as buildings, spaces, or series that serve the needs of the residents and support their social, cultural, educational, health, recreational, or civic needs. |
| 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. |
| - | Comparison Retail | The sale of goods that consumers are likely to evaluate and compare before purchasing. These goods are typically higher value items such as electronics or furniture. Fewer trips are likely to be made for these purchases. |
| - | Connectivity | The ability to link different places, people, or systems together either physically or digitally. |
| - | Conservation Area | An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, designated under section 69 of the *Planning (Listed Buildings and Conservation Arears) Act 1990.* |
| - | Convenience Retail | Retail focused on the sale of essential daily items such as groceries, household items and food. Convenience retail is typically accessible, and open for extended hours. Frequent trips are expected to be made for these purchases. |
| - | Creative Industries | Economic sectors that rely on creativity, innovation and talent to generate cultural and economic value. Examples of creative industries are performing arts, video game design, and fashion design. |
| - | Cross Boundary | Refers to something that crosses or spans a boundary between two or more different jurisdictions/administrative boundaries. |

| Relevant Abbreviation | Term | Definition |
|---|---|---|
| - | Densification | Delivering more homes on a given amount of land thus reducing the overall amount of land need. Housing density is normally measured in number of homes per hectare of land. For example, to deliver 100 homes at 30 dwellings per hectare you would need 3.3 hectares of land. If the density is increased to 40 dwellings per hectare only 2.5 hectares of land is needed. Densification can include building taller buildings, prioritising terrace housing over detached/semi-detached and redeveloping underused areas of land. |
| - | 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 set out in the Localism Act 2011that 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. |
| - | Edge of Centre | Sites outside the defined town centre or primary shopping area but within 300 metres for retail or 500 metres for office and leisure uses so that these uses remain easily accessible through walking or the use of public transport. |
| - | Embodied Carbon | The total greenhouse gas emissions released throughout the life cycle of a material, from the raw material and its extraction to processing, transport, usage, and eventual disposal. |
| - | 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. |
| - | Employment Uses | Land or buildings designated for uses such as industrial uses, warehouses, and other uses as defined under use classes B and E(g). More information can be found under *'Use Class'* |
| | Encroachment | When development such as housing begins to gradually move from the edge of towns or villages into the open countryside. |
| - | Energy Efficiency | The ability to use less energy to provide the same output thus minimising waste and maximising the output. |
| - | Energy Hierarchy | A sequential framework for sustainable energy use that prioritises first, the reduction of demand and improving efficiency, then if this does not meet the energy need, renewable sources of energy must be prioritised before resorting to low-carbon energy sources and only then resorting to fossil fuel use. |
| EA | Environmental Assessment | A process undertaken to understand the environmental effects of a development. The data collected and analysed in the assessment is considered when deciding if the project should go ahead or not. |
| EIA | Environmental Impact Assessment | A process that evaluates the potential social, environmental, and health impacts of a development. Once impacts are identified, mitigations may be applied to reduce these impacts. |
| ECC | Essex County Council | County wide authority providing strategic services across multiple boroughs in Essex. |
| - | Evidence base | The collection of information and studies which a Local Planning Authority will use to draw up suitable planning policies for its area. |
| - | Extra Care Housing | Extra care housing, also known as assisted living, is a specialist type of retirement housing designed for older people. It is similar to sheltered housing but also offers some help with personal care and household tasks. |
| 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. |

| Relevant Abbreviation | Term | Definition |
|---|---|---|
| - | Green Infrastructure | A network of multi-functional and inter-dependent green spaces, in urban and rural areas, which can deliver a wide range of 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. |
| - | Gypsy and Travellers | Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, and all other persons with a cultural tradition of nomadism or of living in a caravan, but excluding members of an organised group of travelling showpeople or circus people travelling together as such. |
| HMO | Houses in Multiple Occupation | A property is defined as a House of Multiple Occupation (HMO) if both:<br>• at least 3 tenants live there, forming more than one household<br>• toilet, bathroom or kitchen facilities are shared<br>An HMO must have a licence if it is occupied by 5 or more people. A council can also introduce licencing for other types of HMOs. Planning permission is not required to convert a house into an HMO for six unrelated individuals. Larger HMOs are properties occupied by 7 or more unrelated individuals. The construction or conversion of a property into a large HMO requires planning permission. |
| 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 | For a Local Plan, housing need is an assessment of the minimum number of homes needed in an area. |
| - | Housing Tenure | Describes the occupancy status of a dwelling, that is whether the resident owns, rents, or otherwise occupies their accommodation. The different tenures are Owner-occupation – owned outright, owned with a mortgage or loan, or shared ownership (partly owned by the household), rental - private rent or social rent, rent free accommodation - paid for by an employer or family member, and co-operative housing - occupied under collective ownership or management. |
| - | Inclusive Design | A design practice that focusses on creating products or spaces with the aim of being usable by as many different people as possible with varying needs. Accessibility and usability are designed into the product or space rather than retrofitting to include different users. |
| - | Infill Development | Development within an urban area that "fills" in a gap between existing buildings. |
| - | 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. |
| - | Legibility | The degree to which the layout of a place can be understood and navigated. Spaces with a high degree of legibility have a strong sense of character and are easier to navigate through for new users through the use of clear routes, distinct landmarks and appropriate wayfinding mechanisms. |
| - | 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.* |

| Relevant Abbreviation | Term | Definition |
|---|---|---|
| LDS | Local Development Scheme | A formal timetable for the preparation of the Local Plan. |
| - | Low Carbon | The utilisation of technologies, processes, or practices that helps limit carbon dioxide emissions as compared to traditional options. |
| LETI | Low Energy Transformation Initiative | A Community Interest Company formed primarily of volunteers working toward enabling a "zero carbon future". |
| 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. |
| - | Major Development | For residential developments, a major development is classed as being 10 more dwellings or having a site area of 0.5 hectares or more. For non-residential developments, it must create 1000 sqm of new floor space or have a site area of 1 hectare or more. Mineral extraction and waste development are always classed as major developments as per the Development Management Procedure (England) Order 2015. |
| - | Market Housing | Market Housing includes private rented and sale where prices are set in the open market. |
| - | Masterplan | A document setting out the long-term vision and framework for the development of an area to guide design, infrastructure placement, and enable sustainable growth. |
| - | Meanwhile Uses | Short term activities or uses in empty sites or buildings that have the potential to generate value for the community while the space awaits redevelopment or permanent occupation. |
| - | Minor Development | For residential developments, a minor development is classed as being less than 10 dwellings or having a site area of 0.5 hectares or more. For non-residential developments, it must less than 1000 sqm of new floor space or have a site area less than 1 hectare. Gypsy and traveller pitches are considered minor developments up to 9 pitches. House holder applications, change of use applications and adverts are considered minor as per the Development Management Procedure (England) Order 2015. |
| - | Mixed-Use Development | A development that combines more than one use on the same site for example housing, employment and retail. |
| - | M4(2) Housing | Housing- This refers to the Building Regulations 2010 standard for accessible and adaptable housing. BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf This means that a home must have certain features to meet the needs of older people and those with disabilities and is built to allow adaptation to meet the changes needs of occupants over time. |
| - | M4(3) Housing | This refers to the Building Regulations 2010 standard for wheelchair user dwellings. |
| - | 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. |

| Relevant Abbreviation | Term | Definition |
|---|---|---|
| - | Nursing Home | Provides long-term personal care in a communal setting. A Nursing Homes also offers nursing care by a qualified nurse. |
| - | 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. |
| - | Out of Town Centre | Developments outside the core urban area or town centre. |
| - | 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 development which would otherwise be unacceptable in planning terms. |
| - | Passivhaus | A low energy building standard developed in Germany focussed on high quality construction mixed with passive design principles to achieve comfortable and efficient systems with minimal energy usage. |
| PDR | Permitted Development Rights | Rights granted by the Town and Country Planning (General Permitted Development) (England) Order 2015 allowing property owners to make certain improvements or extensions without an application for planning permission. |
| 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. |
| - | Public Realm | The shared and publicly accessible outdoor environment that constitutes the space between buildings. This includes streets, parks, footpaths, and public plazas. |
| PSA | Primary Shopping Area | A defined area of retail concentration within the town centre. |
| RAMSAR | RAMSAR sites | Wetlands of international importance designated under the RAMSAR convention. |
| RIA | Retail Impact Assessment | An assessment used to evaluate the economic impact and viability of a proposed retail development. RIA's may be necessary for large retail developments, or for retail developments outside of the town centre. |
| - | 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 |
| - | Sheltered Housing | Sheltered housing, sometimes referred to as retirement housing, is self-contained dwellings which offer some support to live independently. They generally offer some support from a scheme manager and an emergency alarm, communal areas, such as gardens or lounges and social activities for residents. They do not offer help with meals and personal care. |
| 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. |
| SME | Small and Medium Enterprises | A business with lesser than 250 employees and with either an annual turnover not exceeding 44 million or a balance sheet total not exceeding 38 million. |
| 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. |

| Relevant Abbreviation | Term | Definition |
|---|---|---|
| - | 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. |
| - | Specialist Housing | Housing designed or modified to meet the needs of residents who may need additional considerations or social care requirements such as older individuals, individuals with learning disabilities, disabled or vulnerable individuals. |
| - | Stakeholders | A person, group or organisation that has interest in planning for the area. |
| - | 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. |
| - | Streetscape | The design and character of all of the physical and visual elements along a street that shape the character and utility of a street. |
| - | Sui Generis | “Sui Generis” which is Latin for "in a class by itself” is used for building or land uses that do not fit into any of the existing land use classes. Some examples are casinos, large HMOs with more than 6 occupants and hot food takeaways. More information can be found here: Use Classes - Change of use - Planning Portal |
| SPD | Supplementary Planning Document | Planning documents that build upon the policies adopted in the local plan and provides additional detailed guidance on existing policies. They are considered material considerations in the decision-making process. |
| SuDS | Sustainable Drainage Systems | Sustainable drainage is the practice of controlling surface water runoff as close to its origin as possible by slowing flows, allowing adequate settlement and biological action to take place before water is discharged to a watercourse or to ground. |
| - | 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. |
| - | Town Centre Hierarchy | The classification of town centres in the borough. The hierarchy in the borough starts with Basildon Town Centre and is followed by Pitsea, Wickford, Billericay and Laindon. |
| - | Town Centre Uses | Uses such as retail, leisure, offices and other commercial uses, community spaces, markets, and cultural offerings that help maintain the vitality and viability of the town centre. |
| - | Transport Assessment | A report of the potential implications of a development proposal on transport and movement along with mitigation strategies to help reduce the transport load and support sustainable travel practices. |

| Relevant Abbreviation | Term | Definition |
|---|---|---|
| - | Travel Plan | A long-term management strategy that integrates sustainable travel into the planning process. It must support active travel and help reduce reliance on cars as the primary mode of transport. |
| TPO | Tree Preservation Order | Basildon Borough Council has the power to protect trees with amenity value by granting a Tree Preservation Order. |
| - | 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. |
| - | Urban Greening | The integration of greenery into the urban environment through interventions such as green roofs, pocket parks, or green walls. |
| - | Use Class | A system that places land or buildings into different classes. Each class covers a range of activities. Further information can be found here: https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes/ |
| - | 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 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. |
| - | Wayfinding | A set of tools and design strategies that allow people to orient themselves and navigate through a new or unfamiliar environment. |
| - | Wheeling | A form of pedestrian mobility utilising wheels rather than walking. Wheeling includes the use of wheelchairs, mobility scooters, and other forms of mobility aid. |
| - | Work-live units | Mixed-use properties that combine living and working spaces. The workspace forms a permanent component of the accommodation. This is different from regular home working due to the intensity of business use that may be involved. It is within the use class 'Sui Generis'. |