

Draft Local Plan 2020-2040 Part 2

Glossary of Terms and Abbreviations

Abbreviations

For explanation of terms, see Glossary below.

ALC: Agricultural Land Classification

AQMA: Air Quality Management Area

CWS: County Wildlife Site

CDA: Critical Drainage Area

CEMP: Construction and Environmental/Ecological Management Plan

DFP: Development Framework Plan

DNP: Dartmoor National Park

DtC: Duty to Cooperate

FZ: Flood Zone

GI: Green Infrastructure

GVA: Gross Value Added

HELAA: Housing and Economic Land Availability Assessment

HRA: Habitats Regulations Assessment

LNR: Local Nature Reserve

MCA: Minerals Consultation Area

MSA: Minerals Safeguarding Area

NNR: National Nature Reserve

OSWI: Other Site of Wildlife Interest

pRIGS: potential Regionally Important Geological Site

PROW: Public right of way

RIGS: Regionally Important Geological Site

SEA: Strategic Environmental Assessment

SANGS: Suitable Alternative Natural Greenspace

SA: Sustainability Appraisal

SAC: Special Area of Conservation

SPA: Special Protection Area

SPD: Supplementary Planning Document

SSSI: Site of Special Scientific Interest

SuDS: Sustainable Drainage Systems

TPO: Tree Preservation Order

UWS: Unclassified Wildlife Site

Glossary of Terms

Active travel: Travel by modes of transport that promote healthy lifestyles, such as walking and cycling, but including public transport, as this will inevitable also involve walking or cycling to access the public transport.

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).

Affordable Housing Need Assessment: The calculation of the amount of affordable housing required within a particular area – usually done as part of a Strategic Housing Market Assessment.

Agricultural Land: Land used for the cultivation of plants (including horticulture and silviculture) and the husbandry of livestock.

Agricultural Land Classification (ALC): The Department for Environment, Food and Regional Affairs grading system based on the degree to which soil, relief and climate impose long term limitations on agricultural land. Graded 1-5, with Grade 1 being the best quality agricultural land.

Air Quality Management Areas (AQMAs): Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.

Amenity: The sum of positive elements that contribute to the overall character or enjoyment of an area, for example open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

Ancient Woodland: This is woodland which has existed since the year 1600 or earlier. Many ancient woodlands are much older than this, dating right back to the end of the last ice-age. Such woods are particularly valuable for wildlife often supporting a large number of uncommon species.

Biodiversity: The variety of life on earth embracing all species, communities, habitats and ecosystems associated with the terrestrial, aquatic and marine environment

Brownfield land: See previously developed land.

Brownfield land registers: Registers of previously developed land that local planning authorities consider to be appropriate for residential development, having regard to criteria in the Town and Country Planning (Brownfield Land Registers) Regulations 2017.

Call for Sites: This is an invitation from the council during the preparation of development plans for landowners/agents to put forward land to be considered for development.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Commitments: Sites with planning permission or allocated for development in a development plan.

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

Conservation Area: Areas designated for their special architectural and historic character.

Construction and Environmental/Ecological Management Plan: A Plan that ensures construction works will not cause damage to environmental/ecological interests.

County Wildlife Site: A site that is not legally protected, but has been designated by Devon County Council due to the presence of particular wildlife habitats and species. They represent the best wildlife in the county and may even be of regional, or occasionally national, importance.

Critical Drainage Area (CDA): An area within Flood Zone 1 that has critical drainage problems and which has been notified to the local planning authority by the Environment Agency.

Curtilage: The curtilage of a property is the land immediately surrounding and closely associated with it. It usually refers to a residential curtilage, which is the immediate domestic garden ground associated with a dwelling, but it can be used to refer to land associated with other buildings.

Custom and Self Build: Custom and self-build housing projects are those where someone directly organises the design and construction of their own home. This can take a “hands on” approach involving a traditional DIY self-build home, to projects where the “self-builder” employs someone to build their home for them, or where the “self-builder” works with a developer as an individual or a group to help deliver their own home.

Dartmoor National Park: Dartmoor National Park is an area of land designated as a National Park, which includes parts of Teignbridge, South Hams, West Devon and Mid Devon. It has its own Local Planning Authority and produces its own Local Plan.

Delivery: For the purposes of the Local Plan the delivery of development means the building of development.

Development Boundary: see Settlement Limit.

Development distribution: How the development that needs to be accommodated within a district is divided between different areas.

Development Plan: Is 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.

Development Framework Plan: A masterplan, either produced by developers or the Council, which sets out detailed guidance explaining how a site, allocated in the existing Local Plan, should be developed.

Duty to Cooperate: An obligation on planning authorities under Section 33A of the Planning and Compulsory Purchase Act 2004 to “engage constructively, actively and on an ongoing basis” with

other planning authorities and prescribed organisations on strategic issues connected with the preparation of development documents.

Edge of settlement: Sites that lie adjacent to a settlement boundary of an urban area, town or village.

European site: Sites protected under European legislation, including Special Areas of Conservation (SACs), Sites of Community Importance and Special Protection Areas (SPAs).

Flood Zone: An area of probability of flooding from rivers or the sea, as defined below.

Flood Zone 1: Probability Low. Land having a less than 1 in 1,000 annual probability of river or sea flooding

Flood Zone 2: Probability Medium. Land having between a 1 in 100 and 1 in 1,000 annual probability of river or sea flooding

Flood Zone 3a: Probability High. Land having a 1 in 100 or greater annual probability of river flooding, or 1 in 200 or greater annual probability of sea flooding

Flood Zone 3b: Functional Floodplain. Land where water has to flow or be stored in times of flood

Greater Exeter Strategic Plan (GESP): A Plan that was prepared but never finalised, that would have set out strategic policies across Teignbridge, East Devon, Exeter City and Mid Devon. The Plan is no longer proceeding.

Green infrastructure (GI): 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. Can also be known as Natural Infrastructure.

Gross Value Added (GVA): The measure of the value of goods and services produced in an area, industry or sector of an economy.

Gypsies 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, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats Regulation Assessment (HRA): The Habitats Directive requires an appropriate assessment where a plan or project is likely to have a significant effect upon a European site, either individually or in combination with other projects.

Housing and Economic Land Availability Assessment (HELAA): All local planning authorities are required by national planning policy and guidance to maintain an up-to-date picture of the amount of land that is available for new development, including land for housing and economic development. This process is known as the Housing and Economic Land Availability Assessment (HELAA). The HELAA is a technical assessment, not a policy-making document. This was previously done through a Strategic Housing Land Availability 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. It

includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Infrastructure: The physical structures and facilities (e.g. buildings, roads, power supplies) needed for development.

Infrastructure Delivery Plan: This identifies the infrastructure that will support Local Plan delivery.

Local connection: A person or household who have a connection to a local area, by way or residence, employment or family connections.

Locally designated heritage asset/ Locally listed: These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as 'locally listed'.

Local Nature Reserve (LNR): These areas are for people as well as wildlife/geology. They give people special opportunities to study and learn about biodiversity or simply enjoy and have contact with nature. They are designated by local authorities with support from Natural England. They are all owned and managed by wildlife-friendly organisations.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area.

Local nature partnership: A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local policies: Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.

Market housing: Private housing for rent or for sale, where the price is set in the open market.

Minerals Consultation Area (MCA): An area identified in order to ensure consultation between the relevant Local Planning Authority, the minerals industry and the Mineral Planning Authority before certain non-mineral planning applications made within the area are determined.

Mineral Resource Assessment: An assessment of the presence of mineral resources of current or potential economic value beneath a site being proposed for non-mineral development within a Mineral Safeguarding Area. The assessment should be undertaken by or on behalf of the applicant for the non-mineral development, and should include appraisal of the site's geology and available mineral exploration data, together with analysis of the potential economic value of the underlying resource and the scope for its extraction. Where warranted by this analysis, it may be necessary for physical site investigation to be undertaken. Applicants are advised to discuss their proposals and evidence requirements in advance with the Mineral Planning Authority and relevant mineral operators.

Mineral Safeguarding Area (MSA): An area designated by a Mineral Planning Authority which covers known deposits of minerals that are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

Mitigation: The use of relevant measures to reduce impacts. Often a term used associated with ecology mitigation, which may be measures such as retaining trees and hedges, providing wildlife corridors or areas of land for foraging.

Modern Methods of Construction (MMCs): Modern methods of construction (MMC) is a term used to describe a number of construction methods which differ from 'traditional' construction. Other terms that are commonly used include off-site construction, factory-built, industrialised or system building and pre-fabrication.

National Nature Reserve (NNR): Sites of national importance for wildlife or geological formations, representing the very best examples of these in the country. They are also SSSIs but have some level of public access.

Nationally Described Space Standards: These are minimum space standards set out by national government, including room size, ceiling heights and storage areas. They can be included within Local Plan policy and would apply to all residential development within that area.

National Planning Policy Framework: The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance: The National Planning Policy Guidance provides additional guidance to local planning authorities to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework.

National policy: This refers to the National Planning Policy Framework and accompanying Planning Practice Guidance.

Natural Infrastructure: see Green Infrastructure

Neighbourhood plans: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area.

Objectively Assessed Need (OAN): A standardised way of calculating the minimum housing requirement for each local authority.

Older people: People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

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.

Other Site of Wildlife Interest (OSWI): Sites that have some value for wildlife, but which aren't of County Wildlife Site standard. There is no legal protection for the site.

People with disabilities: People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

Permission in principle (PiP): A form of planning consent granted by a local planning authority which establishes that a site is suitable for a specified amount of housing-led development in principle. Following a grant of permission in principle, the site must receive a grant of technical details consent before development can proceed.

Planning obligation: A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Potential Regionally Important Geological Site (pRIGS): Sites which may be of geological or geomorphological value but which have not been surveyed by an expert to check their importance. There is no legal protection for the site.

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, where provision for restoration has been made through development control procedures;
- land in builtup areas such as 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.

Public Right of Way (PROW): A footpath or byway that can be used by the public to walk, or sometimes ride, cycle or drive.

Ramsar Site: A wetland site designated to be of international importance under the Ramsar Convention.

Regionally Important Geological Site (RIG): The geological equivalent of a County Wildlife Site. These may represent good examples of rock formations or landform features or they may contain interesting fossils.

Rent to Buy: Rent to buy is a government scheme that provides new build homes for rent at 80% of market price for up to 5 years, to allow occupiers to save and to either purchase the property after this period or enter into shared ownership.

Rural exception sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

S106 agreement: See Planning obligation

Sequential Test: A method to steer new development to areas with the lowest probability of flooding.

Setting of a heritage asset: 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.

Settlement boundary: A notional boundary that is drawn around an existing urban area, town or village, outside which is regarded for planning purposes as countryside. Can also be known as a Development Boundary.

Settlement hierarchy: A settlement hierarchy is a system of ranking settlements by their population, physical size and level of services and facilities.

Shoreline Management Plans: A plan providing a large-scale assessment of the risk to people and to the developed, historic and natural environment associated with coastal processes.

Special Areas of Conservation (SACs): Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Special Protection Areas (SPAs): Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Site of Special Scientific Interest (SSSIs): Sites that's are designated by Natural England because of national importance for wildlife or geology. Teignbridge has 28 SSSIs covering a total of 2,579 hectares or 6% of our land area. About half of them are geological and half are of wildlife importance.

Strategic Environmental Assessment (SEA): The Strategic Environmental Assessment Directive is a European Union requirement that seeks to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes.

Strategic Housing Land Availability Assessment (SHLAA): A Strategic Housing Land Availability Assessment identifies land and assesses the availability, suitability and deliverability of that land as a potential housing site.

Strategic Housing Market Assessment (SHMA): A Strategic Housing Market Assessment forms part of the evidence base for the local plans and aims to identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.

Strategic plan: A plan which sets out the strategic policies for an area in the form of an individual or joint local plan (which may also include local policies); or a spatial development strategy prepared by an elected Mayor or combined authority (where this power has been conferred).

Strategic policies: Policies and strategic site allocations which address strategic priorities.

Suitable Alternative Natural Greenspace: New areas of green spaces for recreation to prevent harmful additional recreational use of European Protected sites resulting from new development.

Supplementary planning documents (SPDs): Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainability appraisal (SA): A sustainability appraisal is an appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development objectives.

Sustainable Drainage Systems (SuDS): sustainable drainage systems manage surface water run-off from new development in a way that mimics natural processes. Managing surface water in this way controls the rate and quantity of surface water runoff, improves its quality, and also provides visual amenity and biodiversity benefits.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

“Teignbridge Rule”: This phrase refers to the requirement, as set out in the Adopted Local Plan, for 5% custom and self build plots to be provided on all developments of 20 or more.

Town centre: Area defined on the local authority’s policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

Travellers: See Gypsies and Travellers

Tree Preservation Order (TPO): Provides legal protection for a tree, area of trees or woodland of public amenity value.

Unconfirmed Wildlife Site (UWS): Sites that may be of wildlife value but which have not been surveyed by an expert to check their importance. There is no legal protection for the site.

Undeveloped Coast: Areas of coastal landscape perceived as undeveloped and unspoilt, including the area down to mean low water, estuaries and adjoining land with an intrinsic coastal character.

Viability: Whether a site generates sufficient profit to result in it being built.

Viability Assessment: A process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.

Yield: The number of houses that could be accommodated on a site.