

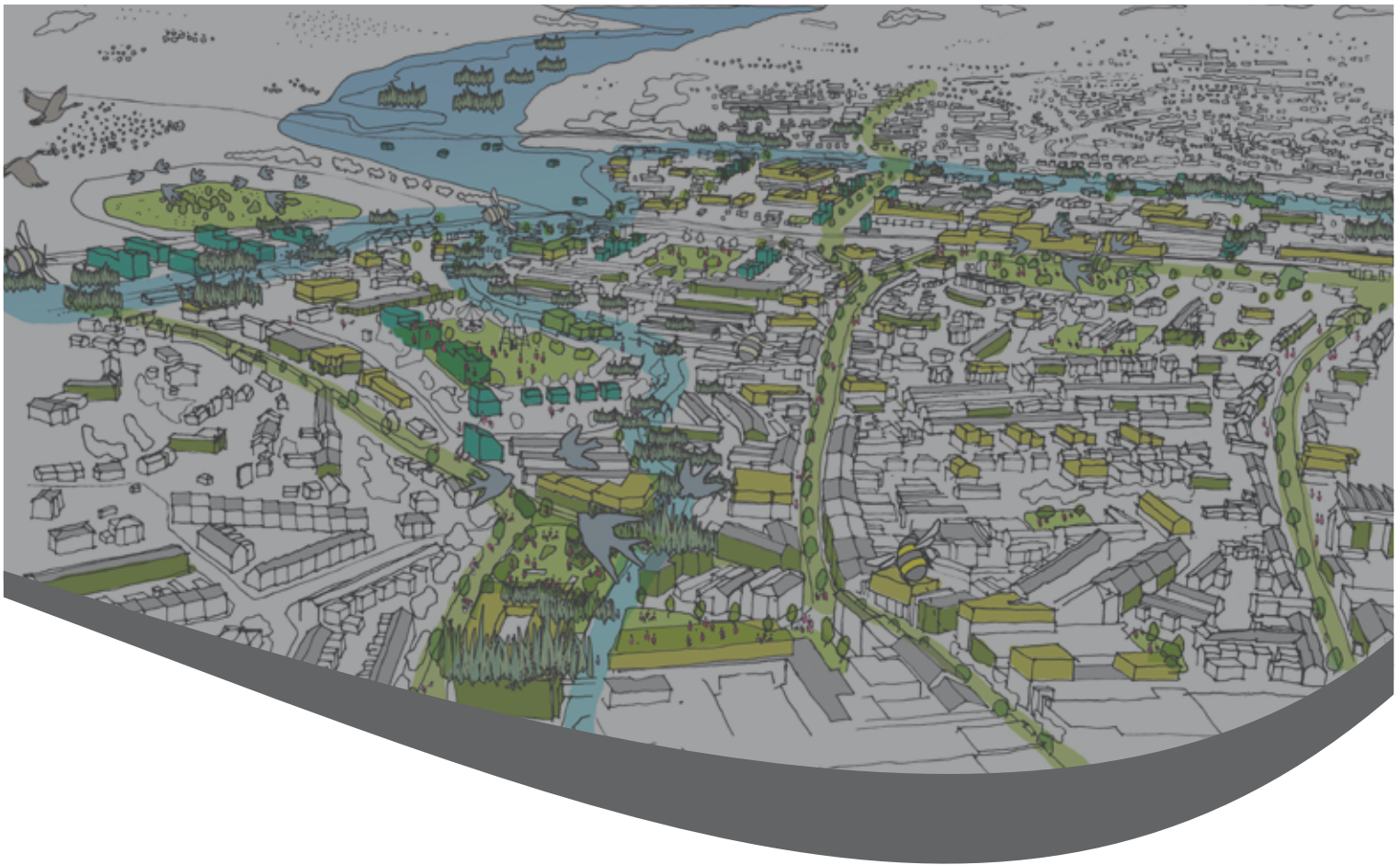


PlanTeignbridge

Appendix 2: Useful Terms

Teignbridge Local Plan
2020 - 2040

May 2026



Appendix 2: Useful Terms

Term	Description
Adequate	Enough, or satisfactory, for the purpose described
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).
Air Quality Management Areas (AQMA)	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Benchmark Land Value	These are estimates of the value that sites may come forward for development. They are established on the basis of the existing value of the land, plus a premium for the landowner.
Best and most versatile agricultural land	Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Biodiversity	The whole variety of life on earth. It includes all species of plants and animals, their genetic variation and the ecosystems of which they are a part.
Brownfield land	See previously developed land.
Climate change	Term used to describe the process that is underway whereby changes in regional and global climate patterns are becoming increasingly apparent. These changes are attributed largely to the increased levels of atmospheric carbon dioxide produced by the use of fossil fuels.
Climate change mitigation	Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.
Climate change adaptation	The need to change the way we live or do things in order to prepare for the effects of climate change. Examples of adaptation include improving flood defences, or the design of housing to use 'grey water'.
Coastal Change Management Areas (CCMA)	Coastal areas identified through the Local Plan as likely to be affected by coastal change (physical change to the shoreline through erosion, coastal landslip, permanent inundation or coastal accretion).
Commitments	Sites with planning permission or allocated for development in a development plan.
Community Infrastructure Levy (CIL)	A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.
Community facilities	Land and buildings used to help meet health, educational and social needs in terms of developing and maintaining the health and wellbeing of everyone in the community.
Compact homes	This is a term used to describe a type of house that is a small scale, permanent, fully functioning dwelling, built at a reduced financial and environmental cost, and which is likely to utilise space in innovative ways.
Conservation Area	Areas designated for their special architectural and historic character.
Critical Drainage Area (CDA)	An area with critical drainage problems (which has been formally notified to the Local Authority by the Environment Agency). Within Critical Drainage Areas, proposed development may present risks of flooding on-site and/or off-site if the surface water runoff is not effectively managed.

Term	Description
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.
Demand Management	The application of strategies and policies to reduce demand, for instance from travel, or redistribute this demand. This is typically based around three pillars: creation of capacity, network management and behaviour change solutions.
Design Code	A Design Code is used to inform development proposals and provide all parties with maximum clarity about design expectations at an early stage and reflect local character and preferences. It provides a framework for creating high-quality places, with a consistent and high-quality standard of design to inform development proposals.
Development Plan	A 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 adopted, and published spatial development strategies, together with any regional strategy policies.
Devon Carbon Plan	A plan which is being prepared by the Devon Climate Emergency Response Group to set out what residents, businesses and organisations will need to do in order to reduce carbon emissions in Devon.
Economic Development Needs Assessment (EDNA)	As assessment of the future development needs for employment land across Teignbridge.
Edge of settlement	Sites that lie adjacent to a settlement limit of an urban area, town or village.
Employment and Skills Plan	A plan prepared by developers of major sites which contains targets for a range of employment, volunteering and development activities to be sought from the development. This will help provide opportunities for more people to experience and join the industry, helping to secure the future workforce.
Energy Hierarchy	A classification of sustainable energy options, prioritising in order those that make the greatest reduction in carbon demand.
Entry Level Exception Sites	A site that provides entry-level homes suitable for first time buyers (or equivalent, for those looking to rent), in line with paragraph 72 of the National Planning Policy Framework.
Essential local workers	Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.

Term	Description
European Wildlife Site	Sites protected under European legislation the Habitats Regulations, including Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas. European Wildlife Sites include all “candidate” sites as well as those already designated.
Flood Risk	For the purposes of undertaking sequential flood risk testing, ‘areas at lowest risk of flooding’ include all sources of flooding taking account of climate change.
Functionally Linked Land	Functionally Linked Land is land that plays a vital role in supporting nearby European Wildlife Sites.
Garden Communities Programme	A programme about responding to local requirements- preserving what is great about an area, such as its culture, heritage and surroundings; while achieving health, economic and environmental goals identified by the local community.
General Permitted Development Order (GPDO)	A set of regulations made by the Government which grants planning permission for specified limited or minor forms of development.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Good access	A range of local jobs and facilities within 800m distance or a 10 minute walk via a permeable, easy to navigate network of convenient routes.
Green Infrastructure (GI)	A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.
Greenway	A planned and coordinated active travel corridor connecting through multiple developments and key destinations, such as local centres and schools. It should prioritise walking and cycling as the most convenient way to move around a neighbourhood or town, and be designed in accordance with the most recent edition of Manual for Streets, accomodating two way movement and avoiding steep gradients where possible.
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 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.
Habitat Mitigation Contribution	To mitigate recreational impacts, new homes or holiday units within 10km of the Exe Estuary SPA or Dawlish Warren SAC must pay a Habitats Mitigation Contribution. This money will then be used to deliver mitigation for recreation impacts on the European sites.
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.

Term	Description
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 (SHLAA).
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, and power supplies) needed for development.
Infrastructure Delivery Plan (IDP)	This identifies the infrastructure that will support Local Plan delivery.
Landscape Character Assessment	The process of identifying and describing variation in character of the landscape. Landscape Character Assessments identify and explain the combination of elements and features that make landscapes distinct from one another by mapping and describing Landscape Character Types and Areas.
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 planning authority (LPA)	The public authority whose duty it is to carry out specific planning functions for a particular area.
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.
Material consideration	A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to): Overlooking/ loss of privacy; loss of light or overshadowing; parking; highway safety; traffic; noise; effect on listed building and conservation area; layout and density of building; design, appearance and materials; Government policy; disabled persons' access; proposals in the Development Plan; previous planning decisions (including appeal decisions); nature conservation. However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

Term	Description
Mineral deposits	Rock, or other material such as ball clay, which has a commercial value for which it may be extracted.
Mineral Extraction	Mineral extraction includes current and future extraction.
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.
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 (NPPF)	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 (NPPG)	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.
Neighbourhood plans	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area.
Net Zero	Net zero relates to having zero regulated carbon dioxide (CO ₂) emissions associated with a building's annual operational energy consumption. Regulated emissions include CO ₂ emissions arising from energy use regulated by Part L of the Building Regulations. (e.g. space heating, domestic hot water, fixed lighting etc).
Non-strategic policies	Policies contained in a neighbourhood plan, or those policies in a local plan that are not strategic policies.
On-highway parking	Vehicle or cycle parking that is provided outside of the property's individual plot or title boundary. This will include parking squares, communal parking blocks or courtyards, and on street parking.
Off-highway parking	Vehicle or cycle parking for a house that is within its individual plot or title boundary. This will include garages, driveways, carports and dedicated parking for apartments. For non-residential buildings it is parking provided within the plot or title boundary.
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, active leisure, relaxation and can act as a visual amenity.

Term	Description
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.
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.
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 built-up 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.
Rapid Health Impact Assessment	An assessment tool which identifies the potential health impacts of proposed development.
Renewable and low carbon energy	Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
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.
Residential density	The amount of homes per hectare of developable land.
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.
Rural Parish	<p>A rural parish includes all parishes within Teignbridge with the exceptions of:</p> <ul style="list-style-type: none"> • Newton Abbot • Kingsteignton • Dawlish • Teignmouth • Bovey Tracey • Chudleigh

Term	Description
Rural Settlement	<p>Rural settlements include all the following settlements: Rural towns: Bovey Tracey and Chudleigh.</p> <p>Defined settlements: Abbotskerswell, Bishopsteignton, Broadhempston, Chudleigh Knighton, Cockwood (including Middlewood/Westwood), Denbury, Doddiscombsleigh, Exminster, Ide, Ipplepen, Kennford, Kenton, Kingskerswell, Liverton, East Ogwell, Shaldon/Ringmore, Starcross, Stokeinteignhead, Tedburn St Mary.</p> <p>Undefined settlements: : Ashcombe, Bickington, Coffinswell, Combeinteignhead, Dunchideock, Haccombe, Holcombe, Higher/Lower Ashton, Higher/Lower Gabwell, Higher/Middle/Lower Rocombe, Ideford, Kenn, Longdown, Luton, Mamhead, Netherton, Olchard, Pathfinder Village, Powderham, Shillingford St George, Shillingford Abbot, Teigngrace, Torbryan, Trusham and Woodland.</p> <p>For the purposes of the land within Teignbridge that lies adjacent to settlements in other administrative areas:</p> <p>Dartmoor National Park: Ashburton, Buckfastleigh and Dunsford</p> <p>Mid Devon: Cheriton Bishop</p>
SANGS (Suitable Alternative Natural Greenspace)	SANGS – Suitable Alternative Natural Greenspace – new areas of public open space that are created to mitigate additional recreational pressure on European Wildlife Sites.
Section 106 (S106) agreement	See Planning obligation
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 limit	A notional boundary that is drawn around an existing urban area, town or village, outside which is regarded for planning purposes as countryside.
South East Devon Wildlife Joint Habitats Sites Mitigation Strategy	The South East Devon Wildlife Joint Habitats Sites Mitigation Strategy is an agreed approach to mitigating the impacts of new development on European Wildlife Sites in East Devon, Exeter and Teignbridge.
Shoreline Management Plans (SMP)	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 (SAC)	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.

Term	Description
Special Protection Areas (SPA)	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 European Birds Directive.
Site of Special Scientific Interest (SSSI)	A Site of Special Scientific Interest (SSSI) is a formal conservation designation. Usually, it describes an area that's of particular interest to science due to the rare species of fauna or flora it contains- or even important geological or physiological features that may lie in its boundaries.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Strategic Flood Risk Assessment (SFRA)	A study intended to evaluate the risk of flooding to the district from all sources, now and in the future. It takes account of the impacts of climate change and assesses the effect land use changes and development in the district will have on flood risk.
Strategic plan	A plan which sets out the strategic policies for an area in the form of an individual or joint local plan.
Strategic policies	Policies and strategic site allocations which address strategic priorities.
Strategic Road Network (SRN)	The SRN is made up of the motorways and major trunk roads in England that are managed by National Highways.
Suitable Alternative Natural Green Spaces (SANGS)	Green, recreational space that is of a quality and type suitable to be used as mitigation for a development which would otherwise result in recreational impacts on a European Protected wildlife site.
Supplementary Planning Documents (SPD)	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 Development	Meeting the needs of the present without compromising the ability of future generations to meet their own needs
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.
Sustainable Drainage Systems (SuDS)	Systems used within new developments to manage rainfall in a manner which mimics the natural characteristics of a site's pre-development (i.e. greenfield) conditions in order to manage the risk of flooding up and downstream.

Term	Description
Teignbridge Tree Strategy	The Teignbridge Tree Strategy sets out how the Council will work with its partners to drive community action to increase tree canopy cover and quality in Teignbridge, focus on 'the right tree in the right place', promote best practice in terms of tree management and increase local engagement and interest in trees in their area.
Town centre	Area defined on the local authority's policies map, including the core and secondary activity areas. They are predominantly occupied by main town centre uses. 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
Travelling Showpeople	Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not 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, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.
Typology approach	Process to be followed in viability assessment based on the typical forms of development that are likely to come forward over the plan period.
Undeveloped Coast	Open stretches of inland areas which are designated for their special character along the coastline of Teignbridge. Development is restricted within the undeveloped coast.
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.
Water Framework Directive	A legal framework which seeks to achieve good qualitative and quantitative status of all water bodies.

