

# APPENDIX 1 - GLOSSARY

**Affordable housing:**

A term which relates to housing which is either for sale or for rent – or a combination of both – at below current market values. Typically, it takes the form of social rented, shared ownership, key worker, outright below market sale or below market rent in the private sector.

**Article 4 Direction:**

A tool used by local planning authorities to remove some or all permitted development rights that apply to a particular site or area.

**Brownfield land:**

See previously developed land.

**Carbon neutral:**

Achieving an equal balance between the amount of carbon emitted to the atmosphere by an activity with the amount of carbon absorbed from the atmosphere by a natural carbon store, such as a woodland, or a technological process such as carbon capture and storage.

**Carbon offset:**

An action intended to compensate for the emission of carbon dioxide into the atmosphere, such as tree planting.

**Climate Change Adaptation:**

Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures, which moderate harm or exploit beneficial opportunities.

**Climate Change Mitigation:**

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

**Co-housing:**

A group of homes that include some shared facilities (areas, rooms, equipment, or services for particular activities). They are intentional communities, created and run by their residents. Residents come together to manage their community, share activities, and regularly eat together.

**Community led housing:**

Community groups managing housing projects that build decent and affordable homes. The groups also manage empty homes and buildings so that those can be brought back into use to meet local housing needs. Projects are usually developed by or in partnership with a community organisation. The local community organisation owns, manages or provides stewardship of the homes and the benefits of the scheme to the local area and/or specified community group are clearly defined and legally protected in perpetuity.

**Custom and self-build:**

Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing.

**Designated heritage asset:**

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development Plan:**

A set of documents that includes adopted Local Plans, Neighbourhood Plans and the Waste and Minerals Local Plan. Planning applications have to be decided in accordance with the Development Plan unless material considerations indicate otherwise. All development plan documents are subject to public consultation and independent examination.

**Embodied carbon/energy:**

The total life cycle carbon or energy used in the collection, manufacture, transportation, assembly, recycling and disposal of a given material or product.

**Equalities Impact Assessment (EqIA):**

Analysis of the potential and actual effects of a policy on vulnerable groups and make suitable modifications to reduce or avoid any negative impact.

**Fabric first approach:**

A technique which involves maximising the performance of the components and materials that make up the building structure, before considering the use of mechanical or electrical building services systems.

**Habitat Regulations Assessment (HRA):**

A series of stages of assessment to determine whether proposed plans or projects may be capable of having a significant (adverse) effect on a site designated as containing habitats and species of European importance. The legal protection status conferred has been interpreted into British law and remains so post-Brexit.

**Heat network:**

Heat networks allow heat generated remotely to be used to provide heating and hot water to buildings connected to the network, which provides greater efficiency of space and energy use than individual conventional boilers. Heat networks also provide an opportunity for whole network decarbonisation, rather than house-by-house measures.

**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).

**Housing market area:**

A geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. The Greater Exeter area broadly functions as a single housing market area.

**Infrastructure Delivery Plan (IDP):**

A plan which identifies the infrastructure that is required to support new development, a growing population and the key aims of a development plan document. It provides clarity for councils, landowners, developers, infrastructure providers and the community about the infrastructure required, when it is needed, how much it will cost and how it will be funded.

**Local Plan:**

A plan for the future development of a local area, drawn up by the Local Planning Authority in consultation with the community. The Local Plan is part of a set of development plan documents.

**Local Planning Authority (LPA):**

A Local Planning Authority undertakes the town planning function at the local level (except minerals and waste planning which is undertaken at a County Council level).

**Major development:**

For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more.

**National Planning Policy Framework (NPPF):**

This sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a planning framework within which local people and the Council can produce their own distinctive local and neighbourhood plans, to reflect the needs and priorities of their local communities.

**Neighbourhood Plan:**

A Development Plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. They help decide the outcome of planning decisions, along with the Local Plan, national policy and other considerations and can help decide how the area should grow and develop, and what should be protected.

**Net-zero (emissions):**

Achieving an overall balance between emissions produced and emissions taken out of the atmosphere, resulting in neither a surplus nor a deficit of emissions when gains and losses are added together.

**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.

**Passive design:**

Approaches to building design and development masterplanning that maximise natural heating, cooling, lighting and ventilation opportunities, and minimise additional energy use for these purposes. These can include techniques that increase thermal massing and insulation and take account of orientation and solar gain.

**Planning obligation:**

See Section 106 Agreement.

**Previously developed land:**

Also known as brownfield 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 was last 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 management 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 during the process of time.

**Registered Provider (RP):**

Organisations that provide affordable housing. Registered providers include local authority landlords and private registered providers, such as not-for-profit housing associations and for-profit organisations.

Renewable and low carbon energy: Energy that comes from resources which are naturally replenished on a human timescale such as sunlight, wind, rain, tides, waves, biomass and, although not strictly renewable, geothermal heat is generally included. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Renewable technology:**

Using natural energy to make electricity. Fuel sources include wind, wave, marine, hydro, biomass and solar. It is also made using sources of natural energy that are quickly replaced, such as biomass.

**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.

**Section 106 Agreement (S106):**

Legally enforceable agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that are used to help mitigate the specific impact of a development where it would generate additional needs e.g., on community infrastructure. Planning Obligations are calculated on a case by case basis.

**Site of Special Scientific Interest (SSSI):**

Legally protected areas of nature conservation and scientific value identified as being of national (and sometimes international) importance.

**Small sites:**

In order to help diversify the housing market, Local Planning Authorities are required to identify, in their development plans and brownfield registers, 10% of the housing requirement on sites no larger than 1 hectare in size unless there are strong reasons why this target cannot be achieved.

**Social inclusion:**

The position from where someone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers for people or for areas that experience a combination of linked problems such as unemployment, poor skills, low incomes, poor housing, high crime environments, bad health and family breakdown.

**Strategic Environmental Assessment:**

A procedure which requires the formal assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Supplementary planning documents (SPD):**

Add further detail to the policies in the Development Plan. They can be used to provide additional guidance for development on specific sites, or on particular issues, such as design or air quality. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the Development Plan.

**Sustainability Appraisal:**

A statutory requirement that is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

**Viability appraisal:**

The economic circumstances which would justify development taking place, determined by carrying out a financial assessment. It can be undertaken by either a local authority or a developer and is based on a comparison of development cost related to development value. It is used to ensure that policies, infrastructure requirements and affordable housing targets are realistic and deliverable and is primarily employed at the plan making stage.

**Whole Life-Cycle (WLC) carbon emissions:**

The total greenhouse gas emissions arising from a development over its lifetime, from the emissions associated with raw material extraction, the manufacture and transport of building materials, to installation/construction, operation, maintenance and eventual material disposal.

**Windfall sites:**

Sites not specifically identified in the Development Plan.

**Zero Carbon:**

The emissions produced from a product or service produce no carbon.