

Exeter Plan – Glossary

Term	Definition
Adoption	The final confirmation of a development plan status by a local planning authority
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).
Article 4 Direction	A planning tool that removes or restricts one or more permitted development rights from a site or area, meaning that planning permission is required.
Archaeological interests	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Authority Monitoring Report	An annual report that assesses progress with, and the effectiveness of, local plan policies.
Biodiversity Net Gain	An approach to development that aims to leave the natural environment and wildlife in a measurably better state than it was beforehand. The word 'biodiversity' comes from the term 'biological diversity'.
Brownfield site (or previously developed land)	Land which is or was occupied by a permanent structure, including the curtilage of the developed land 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 brownfield but where the remains of the permanent structure or fixed structure have blended into the landscape.
Building Greater Exeter	Building Greater Exeter is a project focussed on supporting the construction sector across Exeter and East Devon to address the skills and recruitment challenges it faces in light of predicted growth. Further information about the project can be found online.
Building Regulations	Building Regulations are minimum standards for design and construction required for most buildings. The regulations are developed by the UK government and approved by parliament.
Bus Service Improvement Plan	A plan by Devon County Council as Local Transport Authority to improve bus services, focusing on services, infrastructure and vehicles.

Term	Definition
Carbon emissions	Carbon dioxide equivalent (CO ₂ e) is used as a proxy for all greenhouse gases in accordance with Section 93 of the Climate Change Act 2008. The generic term 'carbon emissions' is used to describe the release into the atmosphere of these gases attributable to human activity.
Circular economy	A model of production and consumption which involves sharing, leasing, reusing, repairing, refurbishing and recycling existing materials and products as long as possible. In this way, the life cycle of products is extended.
Combined Heat and Power (CHP)	This is an efficient process that captures and utilises heat and generates electricity at the same time. By generating heat and power simultaneously, CHP plants can significantly reduce carbon emissions in comparison with separate means of conventional heat and power via an individual boiler and power station.
Community Infrastructure Levy (CIL)	A planning charge applied to new development (exemptions apply) that local authorities can use to fund a range of infrastructure.
Comparison retail	Stores offering a wide range of goods that encourage comparison before purchase, typically involving non-essential or higher-value items and commonly located in larger retail hubs.
Completions (in housing terms)	A dwelling is regarded as complete when it becomes ready for occupation or when a completion certificate is issued. Counts of these dwellings are termed 'completions'.
Condition	Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions. The National Planning Policy Framework sets out that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making.
Convenience retail	Stores providing essential, everyday items, designed to meet the immediate needs of local communities.
Core Strategy	The Core Strategy is part of the current Development Plan and sets out the long-term vision for the area and provides the strategic policies and proposals that will deliver that vision. It will be replaced by the Exeter Plan.
Culture	Culture is what we do and who we are, encompassing a broad range of actions and activities which have the capacity to transform, challenge, reassure and inspire, giving a place and its people a unique and distinctive identity.

Term	Definition
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. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
Decentralised and local energy networks	Local networks where energy (heat and/or power) is generated and distributed close to where it will be used rather than the conventional approach of large power plants providing energy (electricity and gas) through the national grid.
Design and Access Statement	A report accompanying and supporting a planning application. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users.
Design code	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.
Design guide	A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.
Development	Development is defined as the 'carrying out of building, engineering, mining or other operations in, on, over or under the land or the making of any material change in the use of any buildings or other land' - Section 55 of the Town and Country Planning Act 1990 (as amended).
Devon County Council (DCC)	The county authority for Devon, excluding Plymouth and Torbay. Devon County Council is the Local Transport Authority, Local Education Authority, Minerals and Waste Planning Authority, Lead Local Flood Authority, Waste Disposal Authority and is also responsible for adult and community services and children and young people's services.
Devon Metro	Devon Metro is a scheme for the integration and enhancement of rail services in the Exeter travel to work area, being progressed by Devon County Council.
Digital exchange	A place for internet supply, networks and digital services. As a concept it combines the following: • A neutral place where networks can meet, close to an existing or potential cluster of digital and tech businesses. • A shared space for local digital and tech businesses to locate servers to support applications and services. • A mutual ownership and governance model to guarantee neutrality and support collaboration.

Term	Definition
Dig-once approach	The co-ordination of works to ensure that minimal disruption is caused and costs are shared during development and construction work. For instance, in terms of digital connectivity infrastructure, it is possible to install full fibre networks at low cost by installing ducting at the same time as other utilities, or whilst ground is already 'open' for other construction purposes. By creating a neutral body that can hold the ducting in trust, and make it available to stakeholders for rent, it is possible to overcome some of the obstacles that have prevented progress on the delivery of full-fibre networks in the UK.
District centres	A group of shops normally containing at least one supermarket or superstore and a range of non-retail services and public facilities.
East Devon District Council	The district authority for the area to the east of Exeter.
Embodied carbon	This refers to the emissions associated with raw material extraction, manufacture and transport of building materials, construction, maintenance, repair, replacements, dismantling, demolition and eventual material disposal.
Employment and Skills Plan	A document setting out how an employer will support people into jobs and training.
Employment land	All land and buildings which are used or allocated for purposes within Use Class B2 (General Industrial), Use Class B8 (Storage and Distribution) and Use Class Eg (including Eg (i) offices, Eg (ii) research and development and Eg (iii) industrial processes) and other uses of employment character or which generate substantial employment or economic benefits and which may include sui generis uses such as car showrooms.
Environmental impact assessment	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Essential local worker	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.
Exception test	A test to show that the sustainability benefits of a development outweigh the risk or negative impact. This often applies to flood risk.
Exeter Transport Strategy	An Exeter focussed transport strategy which seeks to create more opportunities for active travel, enhance public transport and encourage innovative travel management and ticketing. The Transport Strategy has been prepared by Devon County Council and partners.

Term	Definition
Fabric-first approach	Maximising the performance of the building's external envelope, rather than relying on 'add-ons' to improve a building's energy efficiency and sustainability credentials, such as solar panels.
Five-year housing supply	A calculation undertaken by the Local Planning Authority to assess whether or not there is a sufficient supply of deliverable sites to meet the number of homes required over the next five years.
Flood resilient	A description for development which includes modifications and design measures to reduce the damage caused by floodwater when it enters a property, resulting in quick and easy cleaning, drying, recovery and reoccupation of the property or development.
Flood resistant	A description for measures (either permanent or temporary) that aim to prevent water entry, or reduce the amount of floodwater that enters, a property or development.
Flood zone 3	An area with 1% or greater probability of flooding from rivers or 0.5% or greater probability of flooding from the sea in any year.
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Green infrastructure	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.
Greenfield	A plot of land that has not previously been developed or built on.
Gypsy and Traveller	For planning purposes, the Government's 2023 Planning Policy for Traveller Sites defines Gypsies and Travellers as 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, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.
Habitats Regulations Assessment	The European Union Habitats Directive protects certain species of plants and animals which are particularly vulnerable. The Directive specifically relates to Special Protection Areas (SPAs), Special Areas of Conservation (SACs) and Ramsar sites known as Natura 2000 sites. The UK Habitats Regulations are used to implement the EU Directive and require a Habitats Regulations Assessment (HRA). The process of HRA involves an initial 'screening' stage followed by an Appropriate Assessment (AA) if proposals are likely to have a significant (adverse) impact on a Natura 2000 site. The need for Habitats Regulations Assessment is set out within Article 6 of the EC Habitats Directive 1992 and interpreted into British law by the Conservation of Habitats & Species (Amendment) Regulations 2011.

Term	Definition
Health Impact Assessment	A practical approach used to judge the potential health effects of a project on a population, particularly on vulnerable or disadvantaged groups.
Health innovation	Clinical research and trials, particularly including the role of digital innovation in health.
Heat networks	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 assets	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).
High performance computing	The use of supercomputers for solving complex and advanced problems through modelling, simulation and analysis.
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.
Housing delivery test	Measures net additional dwellings provided in a local authority area against the homes required, using national statistics and local authority data. The Secretary of State will publish the Housing Delivery Test results for each local authority in England every year.
House in Multiple Occupation (HMO)	An HMO is occupied by between three and six unrelated people, who share the facilities of a bathroom, toilet or kitchen is classified as use Class C4. A change of use from Class C3 (dwelling houses) to Class C4 does not normally require planning permission, but Councils wishing to exercise greater control are able to make Article Four Directions removing this permitted development right. An HMO for more than six unrelated people is not within any use class (a 'sui generis' use).
Housing delivery trajectory	A graph illustrating the expected rate of housing delivery over a particular period of time, usually the plan period.
Human in scale	Providing a high-quality environment in which buildings, places and spaces are accessible, easy to navigate and understand.

Term	Definition
Infrastructure Delivery Plan (IDP)	A plan which identifies the infrastructure that is required to support development 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.
Irreplaceable habitat	Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, considering their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.
Knowledge economy	An economy in which growth is dependent on the quantity, quality, and accessibility of the information available, rather than the means of production.
Large scale residential development	Developments with 100 or more homes, 200+ student or co-living bed spaces, or a combination, subject to detailed planning and infrastructure considerations.
Large scale commercial development	Developments involving commercial spaces of 10,000 square meters or more (i.e. 10 x major development).
Licensable House in Multiple Occupation (HMO)	HMOs must be licenced by the City Council if the property is let to five or more people who form two or more households. It is a legal offence to operate a licensable HMO without a licence.
Liveable Exeter	Liveable Exeter is a transformational housing and regeneration initiative, led by Exeter City Council in partnership with others, aimed at delivering high quality, sustainable development that enhances the city's liveability and wellbeing.
Local Industrial Strategy	An economic strategy produced by the former Heart of the South West Local Enterprise Partnership.
Local Plan	The key development plan document adopted by local planning authorities. The Exeter Plan will be local plan for Exeter once adopted.
Local Transport Plan (LTP)	A Local Transport Plan outlines the strategy for improving transport infrastructure, promoting sustainable travel and addressing local mobility needs. It focuses on enhancing accessibility, reducing congestion and supporting economic and environmental goals. Devon County Council as the Local Transport Authority, alongside Torbay, have produced a Local Transport Plan covering Devon and Torbay (including Exeter). Funding for transport interventions can be allocated through the LTP process.

Term	Definition
Local Cycling and Walking Infrastructure Plan	A strategic framework for active travel produced by Devon County Council as the Local Transport Authority. There are LCWIPs for Devon as a whole and Exeter. LCWIPs are aimed at improving safe, accessible routes for walking and cycling. They focus on enhancing connectivity, promoting sustainability and ensuring inclusive, environmentally friendly transportation options for all. The Exeter LCWIP sets out a series of priority schemes for delivery over a ten-year period.
Low carbon	Causing or resulting in only a relatively small net emission of man-made carbon dioxide into the atmosphere compared to conventional/ established technologies or practices.
Low car development	A development that encourages minimal car ownership by providing limited parking spaces and prioritising sustainable transport options. Disabled parking is included to ensure accessibility for all residents.
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 ² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.
Mid Devon District Council	A district authority for an area north of Exeter in central Devon.
Mixed use (or mixed-use development)	Provision of a mix of complementary uses, such as residential, community and leisure use, on a site or within a particular area.
Mobility hub	A central location where various transport options, such as buses, trains, cycling facilities, car-sharing, and electric vehicle charging points are integrated to provide seamless, sustainable travel choices. These hubs aim to improve connectivity, reduce car dependency and enhance accessibility.
Nationally described space standards	A set of Government guidelines that provide minimum internal space requirements for new homes, to ensure that they are of decent quality and provide a comfortable living environment for residents.
National Planning Policy Framework (NPPF)	This sets out the Government's planning policies for England. It provides policy for local planning authorities and decision makers, both in drawing up plans and making decisions about planning applications. It must be taken into account in the preparation of Development Plan Document and is a material consideration in planning decisions. This is accompanied by Planning Practice Guidance which sets out how the NPPF is to be interpreted.

Term	Definition
Nature-based solutions	Describe the use of nature and natural processes to address diverse socio-environmental issues. These issues include climate change mitigation and adaptation. In relation to addressing flood risk further guidance is provided in the Level 1 Strategic Flood Risk Assessment.
Neighbourhood development plan (neighbourhood plan)	A plan generally prepared in Exeter by a Neighbourhood Forum, which establishes planning policies for the development and use of land in a defined, local area. A Neighbourhood Plan must be in conformity with the Development Plan and will undergo examination and a referendum.
Net-zero	Net-zero refers to a state in which the greenhouse gases going into the atmosphere are balanced by removal out of the atmosphere.
Car-free development	A development that minimises or eliminates car ownership by prioritising walking, cycling and public transport. Provisions for disabled parking are included to ensure accessibility for all residents.
Open access ducting	Ducting refers to generally plastic tubing that can accommodate multiple fibre optic cables and sub-ducting. Open access ducting should be operated by a mutual stewardship arrangement and made available in perpetuity to all fibre providers (for a fee), rather than being tied to one or more specified providers only.
Optimal densities	Maximising the number homes and employment delivered within an area whilst achieving a high-quality development that delivers positive social, environmental and economic outcomes and takes appropriate account of the local surroundings.
Park and change	The aim of Park and Change is to allow you to park at the designated location and change to a more sustainable mode of travel.
Passive surveillance	Designing development in a way that promotes visibility. This can include making windows and entrances of buildings face each other and clever use of lighting.
Passivhaus	A performance-based set of design criteria for very low energy buildings, which can help create buildings which use around 90% less energy than standard UK buildings.
Permitted development rights	Permitted development rights allow small scale development without the need to apply for planning permission.
Planning Practice Guidance	The Government's detailed online, web-based guidance on national planning policies, which adds detail to the National Planning Policy Framework.

Term	Definition
Plot passport	A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a plot, such as material choices for exteriors, size, positioning, building lines, services etc.
Priority habitats	A list of habitats identified in the Natural Environment and Rural Communities Act (2006) Section 41 which are of principal importance for the conservation of biodiversity in England.
Priority species	A list of species identified in the Natural Environment and Rural Communities Act (2006) Section 41 which are of principal importance for the conservation of biodiversity in England.
Protected species	Certain plant and animal species protected to various degrees in law, particularly the Wildlife and Countryside Act, 1981 (as amended).
Public Art	Public art includes myriad practices in the visual arts such as murals, street art, sculpture, sound, video and digital media which enliven public spaces, create interest and support place-making. Public art is freely accessible to everyone.
Purpose built student accommodation (PBSA)	Housing built specifically for university students, either on- or off-campus. Homes usually comprise either self-contained studios or 'cluster' flats with private kitchens and shared living space, or modern halls of residence containing en-suite bedrooms with shared kitchen, dining and living facilities.
Ramsar	Ramsar sites are wetlands of international importance, designated under the Ramsar Convention.
Registered Provider	The owner and provider of affordable housing for rent. Registered providers can include housing associations and local authorities.
Section 106 agreements	A legal agreement to mitigate the impacts of a development proposal.
Self-contained dwelling	A defined unit of accommodation with a front door, within which the basic elements of living (sleeping, washing, food preparation etc.) are located and are not shared by more than one household.
Sequential test	The sequential test compares a proposed development site with other available sites to find out which is most appropriate in terms of the issue in question. For example, this can apply to flood risk or retail impacts of development.
Shared mobility	Transport services that are shared between users, such as car-sharing, bike-sharing, and ride-hailing, reducing the need for private car ownership and promoting sustainable travel options.

Term	Definition
Smart energy	A system that is designed to manage flows of energy that is cost effective, secure, integrated, flexible and sustainable. Infrastructure which can enable the transition of national, local and decentralised electricity and gas grids to become smart could include energy storage and management infrastructure. It often applies to renewable energy.
Soft-landing packages	Support, usually from the public sector, to encourage and help inward investment into an area.
Special Area 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. They provide increased protection to a variety of wild animals, plants and habitats.
Special Protection Area (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 Birds Directive.
Sui generis	A type of development that does not fall into any of the Use Classes defined in the Town and Country Planning (Use Classes) Order 1987.
Sui generis House in Multiple Occupation (HMO)	An HMO occupied by seven or more unrelated people as their only or main residents, who share basic amenities such as a kitchen or bathroom.
Suitable Alternative Natural Greenspace (SANG)	This is natural green space with wild countryside and walks, needed to help protect internationally important conservation sites at the East Devon Pebblebed Heaths, Dawlish Warren and the Exe Estuary. It provides more leisure choices to explore the environment and enjoy nature at its best for the growing population and people living in new developments nearby. In particular, dogs and dog walkers will be encouraged to visit SANG.
Sustainable transport/travel	Modes of transport which have a limited or negligible environmental impact, in particular on congestion, air quality and carbon emissions. These typically include active travel (e.g. walking and cycling) and public transport (e.g. bus or rail).
SuDS/Sustainable urban drainage systems	Engineered solutions that are designed to reduce the quantity of surface water runoff that drains into local sewer networks, while also improving its quality. SuDS can manage rainfall close to where it falls, which is where it differs from traditional drainage, all the while mimicking natural systems.
Teignbridge District Council	The district authority for the area to the west of Exeter.

Term	Definition
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. 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.
Transformational businesses	The economic sectors with the potential to change the local economy including data analytics, environmental futures, smart transport, health innovation and other digital futures.
Transport Assessment	A comprehensive and systematic process and associated document that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed to address the anticipated transport impacts of the development.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.
Travelling Showpeople	For planning purposes, the Government's 2023 Planning Policy for Traveller sites defines Travelling Showpeople as 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 or permanently, but excludes Gypsies and Travellers.
Urban Greening Factor	A tool to evaluate the quality and quantity of urban greening. It enables developments to demonstrate how they have included urban greening as a fundamental element of site and building design.
Vacant Building Credit	A mechanism in the NPPF intended to incentivise brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contributions which will be sought. Affordable housing contributions may be required for any increase in floorspace.
Viability appraisal	A financial assessment to enable a local authority or a developer to establish the viability of a development project. It is based on a comparison of development cost related to development value.

Whole-life carbon assessment	As assessment of the carbon emissions resulting from the materials, construction and the use of a building over its entire life, including its demolition and disposal.
Windfall site	A site that comes forward for development without first being allocated in the development plan.