

A

Aberdeen housing market area: A geographical area covering Aberdeen and surrounding settlements which is relatively self-contained in terms of reflecting people's choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area.

Action Programme: Document that supports delivery of the Aberdeenshire Local Development Plan and sets out actions required to deliver the policies and proposals contained in the plan; responsibilities for carrying out the identified actions and timescales for conclusion of each action.

Advanced greening: The implementation of landscaping plans before the start of development.

Affordable housing: "housing of a reasonable quality that is affordable to people on modest incomes" (Scottish Planning Policy).

Allocations: Areas of land identified for development in the local development plan.

Areas of search: To identify areas of extensive mineral deposits from which a choice of development sites might be acceptable.

B

Biodiversity: The total range of the variety of life forms on earth or any given part of it, the ecological roles they perform, and the genetic diversity they contain.

Biomass: Energy from biological material derived from living or recently living organisms.

Brownfield land: Sites which have previously been developed or used for some purpose that has now ceased and on which a new use has not been

established. They exclude private and public gardens, sports and recreational grounds, woodlands and amenity open spaces. In rural areas and in the context of policy R2 it is necessary for a brownfield site to be redundant and only exceptionally will buildings that are (or could be) used for storage purposes (including silage clamps or other specialised agricultural structure), temporary buildings, hard-standings, reinstated sites or sites disused or redundant for so long that they have become naturalised be considered a redundant brownfield development opportunity. More guidance on rural brownfield sites is provided by planning advice.

C

Carbon sinks and stores: Areas where carbon is accumulated or stored.

Catchment: An area where collection takes place, usually of water (as in 'river catchment area'), but also of people (such as the 'large rural catchment of Inverurie').

Commercial centre: Where business activities such as shops and services are concentrated. Proposals for a retail development must however demonstrate that a sequential approach to site selection has been followed.

Conservation area: Area of special architectural or historic interest, the character of which it is desirable to enhance and which should be protected from insensitive or inappropriate development.

Core Path Plan: A plan prepared by the Council to identify, develop, manage and maintain a series of core paths, routes, waterways etc to facilitate the exercise of access rights.

Curtilage: The area of land surrounding a building and visually

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linked to that building. Garden ground is usually defined as its “curtilage” but this term can also apply to areas of land associated with other building types.

D

Developer obligations: Contributions obliged to be made by developers to provide, or help provide, new infrastructure, facilities or amenities, or to supplement existing provision, where these are required as a consequence of the development being proposed, on its own, or as a result of the cumulative impact of development in the area. Obligations, are frequently subject to a legal agreement between the developer and the Council.

E

Effective housing land supply: The part of the total housing land supply (sites that are allocated or with planning permission) which is free, or expected to be free, of development constraints in the period under consideration and will therefore be available for the construction of housing.

Embodied energy: The energy required to make a thing.

Energetica: A development framework between Aberdeen and Peterhead to improve the economy and promote the energy industry, endorsed by Aberdeen City and Shire Strategic Development Plan 2014.

Employment land/ employment uses: In accordance with the strategic development plan and the local development plan maintains a supply of land for industrial, business, and other employment uses, normally classes 4, 5 and 6 of the Use Classes Order.

F

Fracking: The extraction of oil or gas reserves through exploiting reserves made available through explosive fracturing of subterranean oil or gas bearing rocks.

Freeboard: The allowance made for natural variations in flood levels.

G

Geodiversity: The variety of earth materials, forms and processes that constitute the shape of the Earth.

Greenbelt: An area of countryside where strict planning controls exist with the intention to protect the landscape setting and maintain the identity of towns and cities and provide land for recreation.

Green network: Linked open space within and between settlements used for recreation, nature conservation and landscape protection.

Gypsy/ Traveller: Gypsies/travellers are a small but distinctive ethnic and cultural minority within the Scottish population. The current definition of gypsies/ travellers excludes Travelling showpeople/ circus and new (age) travellers (Source: Report by Craigforth on behalf of Scottish Government Social Research - Gypsies/Travellers in Scotland: The Twice Yearly Count: No 16, 2009).

H

Habitats: The environment in which a species lives.

Hot rock geothermal: Power derived from exploiting naturally occurring subterranean rocks which contain significant heat resources. Generally opportunities for hot rock geothermal energy are found over the Cairngorm Granite deposits.

Housing Need and Demand

Assessment: Document considers current housing markets, identifying key drivers within the housing system to assess the future housing market and the housing needs of current and future residents.

I

Infrastructure: The basic services needed to support development. These include roads access, schools, water and sewage facilities.

Infill developments: Existing sites within urban areas suitable for redevelopment.

Intermodal shifts: Change of how people travel, for example changing from the private car to public transport is an intermodal shift.

L

Landscape character: The particular variations in topography, drainage, vegetation and land-use which define the perception of an area.

LBAP Priority habitats/ species: The species and habitats included in the Local Biodiversity Action Plan at both national and local levels.

Listed buildings: The Planning (Listed Buildings and Conservation Areas) Act 1997 requires the compilation of a list of buildings of special architectural or historic interest. The purpose of listing is to ensure that a building's special architectural and/or historic interest is fully recognised and that any demolition, alteration or repair that would affect its character is brought under statutory control.

Local Development Plan: A strategic document that sets out the council's detailed policies and proposals for the

development and use of land throughout the Aberdeenshire area.

Local Housing Strategy: An assessment of housing needs and conditions in Aberdeenshire. The Strategy covers not just Council housing but housing of all tenures including owner occupiers, housing associations and the private rented sector. For Gypsy/ travellers, the requirement is not for a house or flat but for a secure stopping site.

M

Major development: Development of more than 50 homes or 2ha of business land.

Masterplan: A document that explains how a site or series of sites will be developed. It will describe how the proposal will be implemented, and set out the costs, phasing and timing of development. A masterplan will usually be prepared by or on behalf of an organisation that owns the site or controls the development process.

Mineral resource: A concentration or occurrence of material of intrinsic economic interest in or on the earth's crust in such form, quality and quantity that there are reasonable prospects for eventual economic extraction.

O

Open space: Any open space which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect, within and around urban area. It includes greenspace and hard landscaped areas, with a civic function, as well as aquatic open spaces. Whilst private garden space can provide benefits in terms of the design and character of a development it does not provide the community benefits associated with

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open space that is accessible by the public.

P

Planning application: An application made to the Council for the development of land or property.

Policy: A statement of the Council's attitudes or intentions, relating to a particular issue or site.

Primary industry: Types of industry associated with agricultural production, minerals and mining and fishing. It does not include general servicing of these industries such as engineering, haulage or accountancy. Primary industries are defined by Sections A and B of the Standard Industrial Classification 2007.

Precautionary principle: The principle that authorities should act cautiously to avoid damaging the environment or well-being of communities (in a way that cannot be reversed) in situations where the scientific evidence is not proven but the possible damage could be significant.

Proposals map: Map illustrating each of the detailed policies and proposals in the written statement, defining sites for particular developments or land uses.

Protected land: Land that conserves or safeguards areas of open space for its setting, recreational or leisure use. It can include conservation areas and town centres existing business sites and reserved sites.

R

Ramsar site: Wetlands of international importance particularly those containing large numbers of waterfowl. Sites include marshes, fens, peatlands, estuaries, open

water and inshore marine areas.

Regeneration priority areas: Is the Council's attempt to reinvigorate and support run down communities in addressing problems of economic and social disadvantage, to achieve improved prosperity, well being and quality of life.

Regional Transport Strategy: Sets out the policies implemented by Aberdeenshire Council over the next few years to ensure the authority meets its overall transport vision, 'To develop an integrated transportation system for Aberdeenshire which contributes to the development of an inclusive and safe society, a sustainable economy and which reduces environmental damage caused by transport.'

Renewable energy: Energy flows that occur naturally and repeatedly in the environment, for example from the wind, water flow, tides or the sun.

Reserved sites: Are sites that are safeguarded for a specific use e.g. reserved for education, recreation or community uses.

Riparian habitat: Habitats associated with the banks of rivers and lochs.

Rural housing market area: A geographical area covering rural Aberdeenshire which is relatively self-contained in terms of reflecting people's choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area. This is equivalent to the "intermediate" area as noted by Scottish Planning Policy.

S

Safeguarded sites: Identify specific mineral outcrops, such as slate, building stone or precious metals, that are very limited in occurrence and are likely to be economically exploitable.

Scheduled monuments: Nationally important monuments usually archaeological remains that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Section 75 Agreement: A legal agreement made between the landowner and the planning authority (often with other parties) which restricts or regulates the development or use of land. It is normally used to agree and to secure contributions from developers. The Section 75 agreement was previously referred to as a Section 50 agreement.

Sequential assessment: An approach for choosing sites for retail development which requires developers to demonstrate that there are no suitable town centre sites, before considering sites on the periphery of the town centre and before considering other out of town sites.

Settlements: Any built up area with a community function. Each settlement in Aberdeenshire is defined by a settlement boundary shown by a dotted line on the maps in the settlement statements.

Sequestered carbon: Carbon tied up for the medium to long term in woodland and forests, peatland or in geological strata.

Small-scale: Development of a scale that would be appropriate either:

- on a site at most no bigger than 350 m² (i.e. a single large house plot);
- in the case of housing, up to 3 single houses (unless otherwise specified in the policy); or otherwise
- in the case of employment, a site of less than 0.5 hectares and

employing 5 or less full time people

according to context in the plan.

Development proposals for larger sites which seek more than 3 houses are expected to come forward through a bid in the next local development plan. The sub-division of larger sites to allow multiple developments of 3 houses will not normally be supported.

Strategic growth areas: The main focus for development in the area up to 2035, as defined in the Aberdeen City and Shire Strategic Development Plan 2014.

Strategic employment land requirement: The amount of employment land required by the Strategic development plan.

Strategic Development Plan: The strategic policy framework document for the development and use of land within Aberdeen City and Aberdeenshire. It guides the physical growth of communities – to 2035, and establishes a broad framework for development and the way in which the use of land should evolve and is approved by Scottish Ministers.

Supplementary guidance: These documents form part of the local development plan and set out details of how the policies or proposals should be put into practice.

Suspensive conditions: Conditions applied to a planning permissions that result in a development not proceeding unless certain actions have been undertaken. These are sometimes referred to as “Grampian conditions”

Sustainable development: “Development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It has increased in importance in both National and European policy guidance and is a

pivotal consideration in the planning process.

Sustainable mixed communities:

Settlements which have a wide range of uses within them that allow for living, working and undertaking recreation within them.

V

Vernacular building: A building which forms a distinctive part of the town or country scene by reason of its traditional design, use of materials and building techniques. Such buildings are often agricultural in nature and over 100 years old.

Viability or Vitality of existing town centres: Vitality is a reflection of how busy a town centre is in different parts and at different times. Viability is a measure of its capacity to attract ongoing investment, for maintenance, improvement and adaptation to changing needs.

W

Windfall sites: Development sites which are not identified through forward planning processes but become available for various ad hoc reasons.