

# Glossary

These definitions should help you to understand the Plan better.

**A Aberdeenshire Towns Partnership** - A group made up of representatives of Aberdeenshire Council, Scottish Enterprise (Grampian) and Communities Scotland mainly to ensure the settlements of Fraserburgh, Peterhead, Inverurie, Ellon and Stonehaven are developed in the best way possible.

**Adopted Local Plan** - The ultimate (usually third) version of a Local Plan and the only one that is Statutory. The first two versions are called the Draft and the Finalised.

**Affordable Housing** - A segment of the housing market where a proportion of housing is targeted or reserved for those people who are unable to compete effectively in the existing market for housing in the area. The term covers a spectrum of providers and tenures including public sector, housing association, joint ventures, and owner-occupation. Affordable housing is not necessarily low cost housing. Details are provided in Appendix 7.

**ALP** – Commonly used abbreviation for the Aberdeenshire Local Plan.

**Amenity** - The physical and social features of settlements and countryside which contribute to creating a comfortable and desirable living environment. Developments that are not 'good neighbours' have a negative impact on amenity, e.g. noisy or unsightly developments.

**Ancillary** - Supporting the main purpose of a development. A local shop may be ancillary to a large housing development.

**Appropriate Enterprise**- An enterprise which exploits the natural resource, or resources, of the environment in which it is located. In the Countryside, for example, this would include agriculture or forestry.

**Archaeological Site** - This is a site or structure important in terms of archaeology, architectural history or history. They differ from Conservation Areas and Listed Buildings in that they are usually much older and in poorer condition. Most have been recorded by the Council or through Historic Scotland. See Policy Env\19.

**B Biodiversity** - This term is derived from "biological diversity," and simply means the variety of life and great richness of living things in the natural world.

**Biodiversity Action Plan** - A document for use by all kinds of organisations to help sustain biodiversity. One is produced for the whole of the UK others are more local, e.g. North-East Scotland Local Biodiversity Action Plan.

**Brownfield Sites** – Sites, normally within settlements, which have previously been developed or used for some purpose that has ceased. Their redevelopment may encompass re-use of existing buildings by conversion; demolition and new build; clearance of derelict land and infill and various other forms of intensification. They exclude private and public gardens, sports and recreational grounds, woodlands and amenity open spaces.

**C** **Character** - A combination of features which distinguish an area. These each include architectural styles, main uses, landscape type, etc. A proposal would be 'out of character' if it would introduce features not in keeping with those which make up an area's existing character.

**Circulars** - Statements of Government policy containing guidance on policy implementation through legislative or procedural change.

**Civil Aviation Authority (CAA)** - The public body with a remit for Air Safety.

**Cohesive Group** - See Appendix 3 of the Local Plan.

**Community Facility** - A service or facility which supports or enhances a community. It can be public, e.g. a hall or waste-water treatment plant. It can also be private, e.g. a children's nursery or a church. It includes classes 8(a)(b) and 10 from the Use Classes Order but does not include class 7.

**Communities Scotland** - Public body with a remit for social and special needs housing provision.

**Community Impact Assessment** - A report prepared by a developer for the Council on the impact their proposed development is likely to have on a community, particularly in terms of infrastructure such as schools. It will help to determine planning applications. See Policy Gen\3.

**Conservation Areas** - Areas of special architectural or historic interest, the character or appearance of which it is desirable to protect or enhance. See Policy Env\17.

**Constrained Housing Land** - Land identified as suitable for housing, but certain considerations, or constraints, prevent it from being developed for the time being. These might include an owner's reluctance to sell, difficulties in providing certain elements in the infrastructure, or lack of demand for housing in the location identified. Land so designated is identified on the proposals maps by the lower case letters ch, followed by a reference number. Constrained housing land is contained within settlement envelopes. It does not count towards the housing land allocations.

**Contaminated Land** - Land that has been polluted by, for example, former heavy industrial uses or waste tips. See Policy Gen\7.

**Convenience shops** - Small shops selling a wide range of goods, located and designed to serve only a local (usually residential) area. They normally form part of comprehensive housing proposals, and are exempt from the sequential test.

**Countryside** - For the purpose of this Plan, Countryside is defined as land which is not contained within a defined settlement envelope or within the Green Belt.

**Countryside Access Strategy** - A document prepared by the Council to help provide welcoming and well-managed public access to the countryside for all sections of the population.

**D** **Defined Town Centre** - The area within the larger settlements containing the main concentration of shops and services. See Policy Emp\5.

**Departure** - A planning application which conflicts with the approved Structure Plan or Adopted Local Plan.

**Developed / Undeveloped Coast** - As a general rule coastal settlements of over 2000 population have been classified as developed coast and the remainder of the coast as undeveloped.

**Development** - The carrying out of building, engineering, mining or other operations, in, on, over or under land, or the making of any material change in the use of any buildings or other land. This is the definition on which the need for planning permission is based.

**Development Brief** - A document prepared by the Council showing, in some detail, how the best possible development solution can be achieved for a site. Applicants whose planning application conforms to a development brief are more likely to receive planning permission.

**Developer Contributions** - Contributions, normally subject to an agreement between a developer and the Council, by which the developer provides services or infrastructure related to the development proposed. See Policy Gen\3.

**Development Control** - The process for determining whether a proposed development should receive planning permission.

**Development Plan** - For any area, the approved Structure Plan, together with the Adopted Local Plan.

**Development Within Nature** - A Council publication giving guidance on how new development can best respect the environment.

**District Wildlife Sites** - Sites of local importance for wildlife, which have been identified by the planning authority in conjunction with voluntary nature conservation organisations.

**Diversification** - The creation of alternative income generating opportunities.

**Draft Local Plan** - The first version of a Local Plan published purely for anyone to comment on its contents during a set period.

**E Economic Development Strategy** - A document prepared by the Council that sets a framework for helping improve Aberdeenshire's economy.

**Effective Housing Land Supply** - This is the part of the established housing land supply that is expected to be free of constraints in the first 5 year period (2000 – 2005) which the Plan covers, and will therefore be available for the construction of houses. Land so designated is identified by the lower case letters eh, followed by a reference number on the proposals maps. Effective housing land is contained within settlement envelopes. It does not count towards the new housing land allocations.

**Employment Land** - Sites specifically identified in settlements for new employment related development, usually classes 4, 5 and 6 of the Use Classes Order, and if appropriate to the site other employment uses too, including retailing. See Policy Emp\1.

**Enforcement** - Action taken by the Council relating to breaches of planning control.

**Environmental Charter** - A statement produced by the Council on its commitment to sustainability and, in Aberdeenshire, the first step towards Local Agenda 21.

**Environmental Impact Assessment** - A process by which information about the effects of a proposed development is collected, assessed and used by experts in reaching a decision on whether it should go ahead.

**Environment Friendly** - Any process or development that combines an optimal balance of working with nature, energy and resource efficiency, and respect for the essential character of places and for the people who are going to use them.

**Essential to the Efficient Operation** - A term used for a worker who is needed for an employment use to function economically.

**Established Housing Land Supply** - A total count of site capacities arising from the following sources: the remaining capacity of sites under construction; sites with planning consent; sites in adopted local plans; and where appropriate other buildings and land with agreed potential for housing development. The established housing land supply comprises the sum of effective and constrained housing land.

**F Finalised Local Plan** - The second version of a Local Plan published for a 6-week period to enable objections to be made to its contents.

**Flood Risk Appraisal** - A study undertaken by experts to determine the statistical probability of flooding occurring and the scale of the potential consequences.

**Four Tier Policy Areas** - A list of sites divided into 4 categories based mainly on their value to the environment. The top category contains sites of international importance; the next - sites of national importance; the third - sites of local importance; and the bottom - all other sites. The list varies slightly depending on the type of development it relates to. It can be seen in Appendix 12.

**Functional Flood Plain** - The areas of land where water flows at times of flood which should be safeguarded from further development because of their function as flood water storage areas.

**Future Housing Land** - Sites and areas of search designated to meet indicative allocations beyond 2005. The designation fh identifies 2006-2010 allocations, while fh\* indicates an area of search for the period beyond 2010. fh allocations are shown outside settlement envelopes, but their extent is defined and they count towards the later housing allocations.

**G Garden History Society** - The body with a remit for the protection of gardens and planned landscapes planted in the past and still recognisable as representatives of a particular style, period or quality.

**General Development Order** - The part of the Town and Country Planning (Scotland) Act 1997 which sets out how planning applications should be made and dealt with and also what types of development are permitted.

**Green Belt** - An area where strict planning controls are applied to protect the rural character of the landscape surrounding Aberdeen with the intention of:

- i) maintaining the identity of communities within Aberdeen and the surrounding settlements by clearly defining their boundaries and preventing coalescence;
- ii) maintaining the landscape setting of the City; and
- iii) providing countryside for recreational purposes.

**Greenfield Sites** - Sites which have never been previously developed or used for an urban use, or are on fully restored derelict land, or land that has been brought into active or beneficial use for agriculture or forestry.

**H Habitat** - The environment in which a species lives at any stage in its life cycle.

**Health and Safety Executive** - The body with a remit for public health and safety.

**Historic Gardens and Designed Landscapes** - Areas that have been set out and planted in the past (mostly within the last 200-300 years) and which are still recognisable as representatives of a particular style, period of quality. They are listed in the Inventory of Gardens and Designed Landscapes. See Policy Env\20.

**Historic Scotland** - The body responsible for the safeguarding of Scotland's built heritage. This includes giving legal protection to monuments and buildings and giving grants and advice to help sustain Scotland's built heritage.

**Housing Association** - A non-profit making organisation committed to meeting specific housing needs.

**Housing Land Allocations** - Housing land allocations are identified with a single capital letter and denote land designated for the period 2000-2005. Such designations are contained within settlement envelopes and count towards the Strategic Housing Land Requirement.

**Housing Land Audit** - A document produced by Aberdeen City and Aberdeenshire Councils listing the sites which make up the housing land supply.

**Housing Market Area** - This is a geographical area 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 would have sought a house only in that area.

**Housing Plan** - A document prepared by the Council outlining policies and programmes relating to housing.

**I Immediate Vicinity** - Directly adjacent to, and in keeping with the built form of, the complex of buildings which is the place of employment. See Policy Hou\3.

**Important Public Views** - Views which the public can appreciate from a generally accessible vantage point.

**Indicative Forestry Strategy (IFS)** - the IFS interprets the guidance contained in Scottish Executive Circular 9/1999 for Aberdeenshire and Aberdeen city and develops a strategic framework for forestry.

**Industrial Schedules** - A document prepared by the Council listing details on most employment sites in Aberdeenshire.

**Infrastructure** - Services and facilities needed to allow a development to take place. Can include roads, sewers, planting, schools, open space, bus services, community halls, and waste management considerations such as mini-recycling centres etc.

**K Key Agency** - A public body, separate from the Council, with a remit for matters related to the wellbeing of much of the population, e.g. The Scottish Environment Protection Agency (SEPA), responsible for the protection of the environment; Scottish Water (SW), responsible for the treatment of waste and the provision of clean water; and Scottish National Heritage (SNH), with a remit to secure the conservation and enhancement of Scotland's unique and precious natural heritage, i.e. wildlife, habitats and landscapes.

**L Landfill \ Landraise** - A large site where mainly household waste is managed through being deposited into a void in the land, often a former mineral working, or by increasing levels in the case of landraise.

**Landscape Character Assessments** - These are studies which have been undertaken by, or for, Scottish Natural Heritage to define the elements which make up the landscape character of an area.

**Less Able** - Not only disabled people, but also those less able through, for example, age, injury, and the need to care for others such as children.

**Lifetime Standards** - The lifetime of a building is that period of time before major maintenance is required to keep it wind and watertight and hazard-free. This is generally about thirty years. Lifetime Standards require components to function for the duration of a building's lifetime

**Listed Building** - A building which is included in a list compiled by Historic Scotland as being of architectural or historic interest. See Policy Env\18.

**Local Agenda 21** - A programme prepared by local Councils and communities to promote sustainable development.

**Local Housing Plan** - Each local authority prepares a housing plan which is the key document in which a local authority in its 'enabling' role sets out its assessment of local housing needs and its strategy for dealing with these. In so doing it takes account of housing market trends and the role of Communities Scotland in terms of assessing and meeting housing needs, and the private sector.

**Local Nature Reserve** - Areas of locally important nature conservation and amenity value which give access to the public. See Policy Env\3.

**Local Plan** - A statutory document prepared and adopted by each planning authority (in the case of the North East, Aberdeen or Aberdeenshire Council) providing specific planning policies and proposals for the development of land as the basis for development control. Local Plans conform with and apply the policies and general proposals of the Structure Plan.

**Local Transport Strategy** - A Council produced document which sets out the framework for transport related objectives, policies and proposals.

**M** **Main Settlements** - Main centres defined by the Structure Plan for a balance of rural services, population and employment, and driving the local economy.

**Marketable** - Used to describe employment land that is readily available for development.

**Mixed use** - This designation denotes land where a combination of two or more principal uses is permitted to facilitate development.

**Mitigate** - Undertake measures to prevent, or reduce to an acceptable level, the impact of a development.

**Monitoring** - The process of assessing the Local Plan against a number of factors to find out if it is performing well or whether it needs to be altered.

**National Nature Reserve** - These are areas of national or international importance for nature conservation and include some of the most important natural and semi-natural habitats in Great Britain. See Policy Env\2.

**N** **National Planning Policy Guideline (NPPG)** - A series of governmental publications that provide statements of Scottish Executive policy on nationally important land use and other planning matters, supported where appropriate by a locational framework.

**National Scenic Area** - These are nationally important areas of outstanding natural beauty, representing some of the best examples of Scotland's grandest landscapes, particularly lochs and mountains. See Policy Env\5.

**Nature Conservation Sites** - The term used to describe all sites of nature conservation value which have a specific named designation.

**Natura 2000** - The title for the framework of areas designed to conserve natural habitats and species of plants and animals which are rare, endangered or vulnerable in the European Community.

**Negative Impact** - A level of damage which the Council regards as unsatisfactory.

**NEST** - (North East Scotland Together) – the Approved Structure Plan.

**Non-Marketable** - Used to describe employment land which is not readily available for development.

**Participation sports** - Activities in which

the participant competes against his/herself such as rock-climbing or pony-trekking.

## P

### **Pipeline Notification Zones - Pipelines:**

The Health and Safety Executive (HSE) sets a consultation distance around pipelines after assessing the risks and likely effects of major accidents at the pipeline. The Planning Authority has a statutory duty to consult HSE on developments involving residential accommodation, and significant retail, office, industrial, and transport (major road and railway) development, or a material increase in the number of persons working or visiting within the consultation distance.

**Planning Advice Note (PAN)** - A series of governmental notes on planning issues that provide advice on good practice and other relevant information.

**Planning Application** - An application made to the Council for the development of land or property.

**Precautionary Principle** - Taking action now to avoid possible environmental damage, when the scientific evidence for acting is inconclusive but the potential damage could be great.

**Primary Industry** - An employment use involving the obtaining or growing of raw materials, e.g. farming, forestry and fishing. (In the context of housing in the Green Belt), see Policy Hou\3.

**Prime Quality Agricultural Land** - Land of Classes 1, 2 and 3.1 in the Land Capability for Agriculture as defined by the Macaulay Land Use Research Institute. See Policy Env\11.

**In Principle** - In this Plan, the phrase is used to mean 'subject to compliance with all other relevant policies in the plan'.

**Priority habitat or species** - Habitat or species which is threatened or suffering rapid decline.

**Professional** - An individual displaying a

high level of competence or skill in a specific role, which he undertakes on a regular basis and for which he receives payment.

The Council will require that such a professional holds appropriate qualifications from a recognised institution when accepting reports on matters relating to the determination of a planning issue.

**Professional Spectator Sports** - Spectator sports in which competitors are paid and spectators are charged set fees.

**Project Area** - A Local Plan allocation which identifies an area where an infrastructural or environmental improvement project should be implemented. See Policy Gen\12.

**Proposals** - Land use allocations and actions related to the planning system, which have been identified in this Plan.

**Protected Area** - An area of an open nature within a settlement which is one of the major contributors to the character and amenity of that settlement. See Policy Env\7.

**Public Local Inquiry** - A public hearing where issues relating to unresolved objections to the finalised Local Plan are put to a reporter from the Scottish Executive by both the Council and objector.

**Public Open Space** - Open areas with any mixture of amenity, recreation (formal and informal), habitat and shelter value which the public can access. See Policy Hou\13.

### **Public Transport / Development**

**Corridor** - A linear pattern of settlements currently served by train or bus, which is related to the long-term expansion of an integrated transport network.

**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. See Policy Env\1.

**Redevelopment Area** - An area allocated in the Plan to indicate comprehensive redevelopment is possible, but not specifying the precise nature of the redevelopment. See Policy Gen\11.

**Renewable Energy Facility** - This is development generating power naturally in the environment from the sun, wind, geothermal, sea and fall of water, or from either the digestion or incineration of crops, wood, waste, landfill, gas, animal waste or sewage. See Policy Inf\7.

**Residential Care Home** - A development for the provision of accommodation and care to people in need of care, usually the elderly.

**Retail Development** - Development for shops where the sale is principally to visiting members of the public.

**Retail Impact Assessment** - A study undertaken by experts to determine the effect of a proposed shopping development on the vitality and viability of a town centre.

**Ribbon Development** - Development which follows the line of a road on the edge of a settlement or in the open countryside and has a negative impact on the surrounding area.

**Right of Way** - A right of way is a right of passage only, normally following a specific track, path or roadway, from one public place to another.

**Road Construction Consent** - Consent under the terms of Section 21 of the Roads (Scotland) Act 1984 for the construction/extension of roads associated with the development.

**Rural Service Centre** - Minor service centres that contain at least some viable services and may provide opportunities to absorb small-scale local development needs.

**S Satisfactory** - To the satisfaction of the Council.

**Scottish Enterprise (Grampian)** - A Local Enterprise Company with a remit for economic development.

**Scottish Environment Protection Agency (SEPA)** - The public body with a remit for ensuring pollution control is undertaken in such a way that it respects the environment and the public.

**Scottish Executive** - National Government in Scotland.

**Scottish Natural Heritage (SNH)** - Public body with a remit to secure the conservation and enhancement of Scotland's unique and precious natural heritage, i.e. wildlife, habitats and landscapes.

**Scottish Water Authority (SWA)** - The public body responsible for the provision of clean water and the management of wastewater.

**Section 75** - Legal agreement regulating the future use of the land made under Section 75 of the Town and Country Planning (Scotland) Act 1997. Such agreements are recorded in the Land Register and are legally binding on future owners of the land.

**Sequential Approach** - A process which gives priority to locating new retail development in defined town centres, followed by edge of centre and then out of centre. See Policy Emp\6.

**Settlement** - Any built up area with a community function, ranging from the largest town to the smallest village that contains at least some viable services. Each settlement in Aberdeenshire is defined by a settlement boundary on the Proposals Map.

**Site of Interest to Natural Science (SINS)** - An area identified by the Council as being of local importance and representative of a particular type of biological or geological interest. See Policy Env\3.

**Site of Special Scientific Interest (SSSI)** - These are areas of land or water which, in the opinion of Scottish Natural Heritage, are of special interest by reason of their flora, fauna, geological or physiographical features. See Policy Env\2.

**Social Inclusion** - The provision of adequate accessibility to housing, services and employment opportunities for everyone.

**Special Area of Conservation (SAC)** - Areas designated by the Scottish Executive in accordance with the EC Habitats Directive to ensure that rare, endangered or vulnerable habitats and species of community interest are either maintained at, or restored to, a favourable conservation status. See Policy Env\1.

**Special Protection Area (SPA)** - Areas classified by the Scottish Executive in accordance with the EC Birds Directive for the purpose of protecting the habitats of rare, threatened or migratory bird species. See Policy Env\1.

**Spectator Sports** - Sporting events in which non-participants watch competitive events.

**Sportscotland** - Public body with a remit for sports development and provision in Scotland.

**Sport and Recreation Facility** - Development for sporting or recreational purposes. Includes all class 11 uses from the Use Classes Order. See Policy Emp\10.

**Strategic Forecasts** - Forecasts of changes up to 2015 in employment and population, and the resulting requirement for housing.

**Strategic Housing Land Requirement** - NEST requires the Local Plan to allocate land to meet the strategic forecast demand for housing in 2 phases (2000-2005 and 2006-2010) commencing from the Local Plan's base date which is 1 January 2000.

**Strategic Landscaping** - A substantial block of trees and/or shrubs shaped to define a particular space or physical feature, which can function as a screen at settlement scale.

**Structure Plan** - Guides the physical growth of communities for the next 10-15 years, establishing a broad framework for development and the way in which the use of land should evolve. It is approved by the Scottish Executive.

**Structure Plan Strategy** - A vision for the future which provides a framework for, in the case of the Structure Plan, its contents.

**Sustainable Development** - Development which creates a safe and pleasant living environment, healthy economy and strong communities for current and future generations. See Policy Gen\1.

**Sustainability Appraisal** - A process which evaluates how economically, socially and physically sustainable the Plan's contents are.

**Sustainable Urban Drainage Systems (SUDS)** - SUDS aim to encourage development that does not adversely affect the aquatic environment by developing and promoting policies and solutions for sustainable disposal and/or the reuse/recycling of surface water in new developments.

**T** **Telecommunications** - The science and technology of communications by telephone, radio, television, etc.

**Tourist Facilities** - Development for tourist purposes. Includes Class 7 uses from the Use Classes Order excluding hostels. See Policy Emp\9.

**Town and Country Planning (Scotland)**

**Act 1997** - The Act of Parliament for the planning system in Scotland.

**Traffic Impact Assessment** - A study based on expert professional opinion which assesses the impact of traffic generated by new developments.

**Tree Preservation Order** - An Order made by the Council to preserve trees or woodlands in their area which they consider to have a high amenity value. See Policy Env\8.

**U Use Classes Order** - The part of the Town and Country Planning (Scotland) Act 1997 which lists details relating to 11 C classes of land use.

**Utility Companies** - Private infrastructure providing companies such as Scottish Gas, British Telecom and Hydro Electric.

**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.

**W Waste Management Facility** - A facility for treating, keeping or disposing of waste. See Policy Inf\6.

**Waste Management Strategy** - A Council produced document that sets the framework for decisions relating to the management of waste.

**Western Peripheral Route** - A proposed relief road around the western and northern extremities of Aberdeen linking the A90 (south) with the A96, the A947 and the A90 (north).