





# GLOSSARY

Glossary of terminology used in Proposed Aberdeenshire Local Development Plan.

## A

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**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.

**Active Travel:** An approach to travel that focusses on physical activity such as walking, cycling and wheeling (travelling by wheelchair).

**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.

**Allocation(s):** Areas of land identified in the Local Development Plan for development.

**Ancient Woodland:** (a) 'semi-natural' woodland that has been continuously wooded since either 1750 'Roy' maps or 1st Edition 1860 Ordnance Survey maps; if subsequently planted with non-native species during the 20th Century these are 'Plantations on Ancient Woodland Sites' (PAWS); (b) plantations dating from 1750 or 1860 maps and continuously wooded since, are 'Long established woodlands of plantation origin' (LEPO); (c) other woodlands shown on 'Roy' maps with a short break in continuity of woodland cover that may still retain features of ancient 'semi-natural' woodland.

**Areas of search:** Identified areas of extensive mineral deposits where appropriate development might be acceptable.

## B

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**Biodiversity:** The range and diversity of ecosystems; plants, animals, species and genes, and the ecological processes that support them.

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

**Brownfield Development/Land/Sites (under Policy R2):** Land/buildings found outwith settlements that have previously been developed or used for some purpose that has now ceased and on which a new use has not been established. Land/buildings will be vacant, redundant or derelict. Excluded are private and public gardens, domestic garages, sports and recreational grounds, woodlands and amenity open space, agricultural buildings or land used for storage purposes e.g. silage clamps or other specialised agricultural structure, temporary buildings e.g. garden sheds and huts, reinstated sites e.g. former quarries or sites with unimplemented conditions for reinstatement, wells and pump-houses, hardstandings, agricultural buildings constructed using modern materials, including where such buildings are subject to storm damage and sites disused or redundant for so long that they have become naturalised.

**Buffer Strips:** Vegetated land adjacent to a waterbody that helps protect and improve water quality, run-off and biodiversity. Buffer strips provide connectivity for habitats and people, serve as 'green lungs' within built up areas, and allow for the maintenance of water bodies. Buffer strips should be retained in permanent vegetation and be at least 6 metres wide or may require to be wider as a result of local factors such as local hydro-geomorphology, need for pollution control, native species habitats, active travel or recreation provision.

## C

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**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’).

**City Regional Deal:** An agreement between the Scottish Government, the United Kingdom Government and Local Government designed to bring about long-term strategic approaches to improving regional economies. Each deal is tailored to its City Region, reflecting its individual economic strengths and weaknesses, and comprises a programme of interventions to support positive, transformative change.

**Community Facilities:** Includes education and lifelong learning, health and sports facilities, and could be needed to support a development. Public amenities include Use Class 10 and 11 developments (Non-residential institutions and Leisure uses), such as nurseries, libraries, places of worship, cinemas, concert halls, and indoor sports or recreation facilities not involving motorised vehicles.

**Conservation Area(s):** An 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.

**Conservation Deficit:** In financial terms, the case for enabling development rests on there being a conservation deficit. This is when the existing value (often taken as zero) plus the development cost exceeds the value of the place after development. Where an initial development appraisal produces a negative residual value, enabling development (provided it meets the other criteria in the Policy) may be justified.

**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. The Core Path Plan can be viewed online at: <http://www.aberdeenshire.gov.uk/paths-and-outdoor-access/core-pathsplan/core-paths-plan-maps/>.

**Curtilage:** The area of land surrounding a building and visually linked to that building or group of buildings. Garden ground is usually defined as its “curtilage” but this term can also apply to areas of land associated with other building types. Development should not artificially inflate or extend the existing curtilage by bringing in agricultural land, for example.

**Curtilage (listed building):** Any object or structure that is fixed to a listed building, or that falls within the curtilage of such a building and, although not fixed to the building, has formed part of the land since before 1 July 1948, will be treated as part of the building. This includes ancillary structures and outbuildings such as stables, mews, garden walls, dovecots and gate lodges.

## D

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**Delivery 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. Previously known as an Action Programme.

**Design Review Process:** A process of evaluating and assessing the quality of design in development proposals and encourages the adoption of a holistic approach to design. This process may include participation in the Aberdeenshire Design Review Panel or other such forum as agreed by the Planning and Environment Service. This process is expected to be carried out at the pre-application stage.

**Design Statement:** A statement that illustrates and justifies the process that has led to the development proposal(s). These can include Masterplans or Development Frameworks.

**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

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**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 building of new homes.

**Embodied Energy:** The energy required to make something (e.g. from the extraction and processing of natural resources to manufacturing, transport and product assembly).

**Enabling Development Appraisal:** A financial tool to demonstrate the minimum amount of enabling development required. First the costs that would be incurred in carrying out that development are calculated; including cost of conversion, where provision can be made for making the property structurally sound, wind and watertight, but excluding the acquisition cost, new build extensions, internal fit out and landscaping. Costs are also calculated in relation to the implementation of the associated enabling development. The total figure is then deducted from the market value of the whole scheme upon completion, demonstrating the surplus/ deficit as a zero figure.

**Energetica Corridor:** A development initiative between Aberdeen and Peterhead to create a world-class business and residential location within a high-quality environmental setting.

**Employment Land/Employment Uses:** In accordance with the Strategic Development Plan, 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

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**Flood Risk:** The combination of the probability of a flood and the potential adverse consequences associated with a flood, for human health, the environment, cultural heritage and economic activity.

**Freeboard Allowance:** A height added to the predicted level of a flood to take account of the height of waves or turbulence and uncertainty in estimating the probability of the flooding.

## G

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

**Green Belt:** An area of countryside where strict planning controls are in place to protect landscape setting, maintain the identity of a place and provide land for recreation.

**Green-Blue Infrastructure:** Green infrastructure includes parks, woodlands, trees, play spaces, sports pitches, recreation grounds, allotments, community growing spaces, outdoor sports facilities, churchyards and cemeteries, swales, hedges, verges, green roofs and walls, and gardens. Blue infrastructure includes rivers, lochs, wetlands, canals, ponds, porous paving, rain gardens and sustainable drainage systems.

**Green-Blue Network(s):** Are connected areas of green and blue infrastructure of the natural and built environment that are designed, integrated and managed to provide water management, access networks, habitat enhancement and open space functions within and between settlements. Paths, cycleways and river corridors provide connections through and between areas of green-blue infrastructure.

**Ground Water Dependent Terrestrial Ecosystem (GWDTE):** Wetlands critically dependent on groundwater.

**Gypsy/Travellers:** A small but distinctive ethnic and cultural minority within the Scottish population. The definition of Gypsy/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

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**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 that 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.

**Housing Land Supply:** Sites that are allocated or with planning permission.

## I

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**Infill Development(s):** Existing sites within settlements or clusters that are suitable for redevelopment. In settlements this may involve remediation of brownfield sites.

**Infrastructure:** The facilities and other items needed to support development. This includes roads and transport facilities, energy and communication networks, sewage and water facilities.

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

## L

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

## M

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**Larger Brownfield Sites:** Brownfield land/sites located outwith settlements of a size greater than 0.5 hectares or that are considered capable of accommodating more than 3 homes.

**Listed Building(s):** The Planning (Listed Buildings and Conservation Areas) Act 1997 requires the compilation of a list of buildings of special architectural, cultural or historic interest. The purpose of the listing is to ensure that a building's special architectural, cultural 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 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.

**Low carbon design:** The concept of designing to minimise greenhouse gas emissions and energy use. This may include using technologies such as free cooling/ heating, thermal store/ exchange, wind turbines, photovoltaic and solar thermal collectors, biomass heating, energy storage, district heating, combined heat and power, ground, water and air source heating and cooling, fuel cells. Technological advancements may increase the range of potential contributions in this regard over time

**Major Development(s):** Development of more than 50 homes or with a site area of above 2ha.

**Masterplan(s):** 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 Resources:** 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.

## N

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**National Developments:** Designated in the Scottish Government document the National Planning Framework, these are the Scottish Government's priority projects for the development of Scotland.

**Naturalised Land:** Vacant or derelict land where there is no clear indication of what the previous use of the land was. The land, including any remnants of previous development, has reverted to a natural state or the site appears to have blended back through a degree of vegetation into the surrounding landscape. Naturalisation is a dynamic process that is best judged based on a review of the site visit. Land that has been vacant or derelict for at least 15 years is likely to demonstrate signs of returning to a naturalised state, usually through the presence of trees and shrubs.

## North East Scotland Biodiversity

**Partnership Habitat Statements:** The species, habitats, objectives and targets included in the North East Scotland Local Biodiversity Partnership Action Plan.

## O

**Office Development(s):** A place of work usually in Class 2 (financial, professional and other services) which it is appropriate to provide in a shopping area, and where the services are provided principally to visiting members of the public or Class 4 (an office other than within Class 2) of the Town and Country Planning (Use Classes) (Scotland) Order 1997, as amended.

**Open Space:** Space within and on the edge of settlements comprising green-blue infrastructure, such as parks, sports pitches, recreation grounds, trees, allotments and community food growing areas, and/or civic areas such as squares, marketplaces and other paved or hard landscaped areas with a civic function. Detailed typologies of open space are included in Planning Advice Note 65: Planning and Open Space. Further guidance on how to consider green and blue infrastructure in the design stages of new development is provided in the Scottish Government's Green Infrastructure: Design and Placemaking.

## P

**Planning Advice:** Best practice guidance on how to meet the requirements of the Local Development Plan.

Planning Advice can be viewed online at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/>.<sup>1</sup>

**Planning Application(s):** An application made to the Council for the development of land or property.

**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.

**Primary Industry/Industries:** Types of industry associated with agricultural production, minerals and mining, forestry 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.

**Prime Agricultural Land:** A limited resource of national significance providing the best quality land that falls into classes 1, 2 and 3.1 as categorised by the Soil Survey for Scotland, Land Capability for Agriculture series (Macaulay Land Use Research Institute 1982, now the James Hutton Institute).

**Proposals Map(s):** 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, educational or leisure use.

**Protected Species:** Species that are afforded legal protection in Scots, European or wider international law. (Further guidance is published on the NatureScot website [Legal framework | NatureScot](#)).

<sup>1</sup> A full suite of Planning Advice will be published alongside the adopted Local Development Plan.



## R

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**Regeneration Priority Area:** As part of Aberdeenshire Council's regeneration priorities, 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 Land:** Sites that are safeguarded for a specific use e.g. reserved for transportation, energy or waste management projects, or 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. This is equivalent to the "intermediate" area as noted by Scottish Planning Policy.

## S

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**Safeguarded Sites (mineral):** Sites identified for 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) that restricts or regulates the development or use of land. It is normally used to agree and to secure developer obligations.

**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.

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

**Serviced Plots:** Plots of land incorporating the necessary infrastructure that can be subsequently developed.

**Settlement(s):** A settlement has a recognised boundary/built up area, serves a residential function, features urban characteristics including street lighting and a reduced speed limit, has at least 15 residential address points and a facility as listed in the Rural Facilities Monitoring Report published by the Council's Planning Information and Delivery Team. "Identified Settlements" are settlements meeting the definition above but are limited to 99 or fewer residential address points.

**Small-scale:** Development on a site of less than 0.5 hectare. In the countryside, development of housing is limited to up to 3 homes (unless otherwise specified in policy).

**Strategic Development Plan:** The strategic policy framework document for the development and use of land within Aberdeen City and Aberdeenshire and prepared by the Aberdeen City and Shire Strategic Development Planning Authority.

**Strategic Employment Land Requirement:** The amount of employment land required by the Aberdeen City and Shire Strategic Development Plan.

**Strategic Growth Area:** The main focus for development, as defined in the Aberdeen City and Shire Strategic Development Plan.

**Suspensive Conditions:** Conditions applied to a planning permission that result in a development not proceeding unless certain actions have been undertaken.

**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 Economic Growth:** Building a dynamic and growing economy that will provide prosperity and opportunities for all, while ensuring that future generations can also enjoy a better quality of life.

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

## T

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**Tourist Facilities:** A development which is dependent on people travelling from outwith the immediate area to make use of the facilities as part of a recreational trip.

**Town Centres First:** A Town Centre First principle is intended to support city/town centres, where these exist, or new centres which are supported by the Local Development Plan.

## V

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**Vernacular House/Building:** A house or other building that has been constructed using local or traditional materials and methods of construction and due to its design forms a distinctive part of the town or country scene. 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

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**Water Body/Water Bodies and Water Environment:** All water features including rivers, lochs, ponds, estuaries, wetlands and groundwater.

**Windfall Sites:** Development sites that are not allocated in the Local Development Plan (i.e. as an opportunity site), but become available for various ad hoc reasons.

