

GLOSSARY

The glossary defines some of the terms used in the text of the Written Statement.

Accessibility: The ability of people to have access to goods, services, employment and other facilities. This can be enhanced either by greater proximity of services to people, or by improved communications systems between the two. The latter can involve physical travel or IT related remote systems.

Affordable housing and housing for varying needs: A segment of the housing market where a proportion of the housing is targeted or reserved for those people who have a special housing requirements and/or who are unable to compete in the existing local market for housing. It covers a spectrum of providers and tenures including housing associations, joint ventures, public sector and owner occupation.

Allocation: Land identified in a Local Plan as appropriate for a specific land use.

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.

Brownfield site: A site within an existing built up area, which has been or is expected to be cleared for redevelopment, or a vacant or derelict previously developed site which is not in active or beneficial use within a built up area.

Circulars: Statements of Government policy containing guidance on policy implementation

through legislative or procedural change.

Community planning: A process through which The Council comes together with other organisations to plan, provide for and promote the future wellbeing of the area. The Community Plan builds on a vision for the future of the area and how the public agencies will work in partnership to achieve the vision.

Commuted sum: One-off payment made instead of providing facilities or a service, and which takes away responsibility to make such provision.

Comparison goods: Books, clothing and footwear, furniture, floor coverings and household textiles, radio, electrical and other durable goods, hardware, and DIY supplies, chemist's goods, jewellery, silverware, watches and clocks, recreational and other miscellaneous goods.

Conservation Areas: Areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

Convenience goods: A term used in retailing to indicate goods purchased for regular consumption. Includes food, groceries, drink, confectionery, tobacco, newsprint.

Density: The intensity of development in a given area. Usually measured, for housing, in terms of number of dwellings per hectare. Net residential density is measured as the number of dwelling units per hectare of land developed specifically for housing and directly associated uses. This includes access roads within the site, private garden space, car parking and incidental open space/landscaping.

Derelict Land: There is no statutory definition of derelict land, but it is defined administratively as "land so damaged by industrial or other development that it is incapable of beneficial use without treatment".

Development plan: The Highland Structure Plan along with any of the Local Plans prepared by The Highland Council. Section 37 of the Town and Country Planning (Scotland) Act 1997 sets out the status of the development plan in assessing planning applications. It provides that:- "in dealing with an application the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations".

Environmental assessment: A process by which the environmental effects of a development proposal by virtue of such factors as nature, size and location are systematically assessed, also giving consideration to alternative solutions and mitigating measures.

Formal open space: An area of land maintained for organised sport and recreation, play space for youths and children and as formally landscaped areas.

Fragile areas: Areas which are in decline or in danger of becoming so as a consequence of remoteness and socio-economic factors, such as population loss, erosion of services and facilities and lack of employment opportunities. In some area the natural heritage is a dominant influence on appropriate land management.

Greenfield site: Presently undeveloped land, in use, or generally capable of being brought into

active or beneficial use for agricultural, forestry or amenity purposes.

Infill site: An area which can accommodate a limited number of dwellings within a small gap in existing development.

Informal open space: An area of land maintained as informal open space and often available for public use for activities such as walking, cycling and horseriding.

Landfill/form: Landfill being an area of land identified for the deposit of waste. Landform being the deposit of waste on or above the existing contours of the ground.

Landscape Assessment: An analytical technique which identifies, describes and maps areas classified according to various landscape character types. The forces of change in each type are then assessed, together with an evaluation of the capacity to accommodate change without altering its intrinsic character.

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 Agenda 21: An internationally recognised approach for developing a mechanism for the delivery of sustainable development. The Government has called on all local authorities to implement a Local Agenda 21 strategy by

December 2000.

Local Plan: Comprises a Written Statement and a Proposals Map. The Written Statement includes the Authority's detailed policies and proposals for the development and use of land together with reasoned justification for these proposals. The Local Plan must be in general conformity with the Structure Plan.

Local Plan Inquiry: Held before a Reporter appointed by the Council to consider formal objections to the Local Plan.

National Nature Reserve: Site of national nature conservation importance, managed or owned by Scottish Natural Heritage and established under the National Parks and Access to the Countryside Act 1949 and Wildlife and Countryside Act 1981.

National Planning Policy Guideline (NPPG): Statements of Government policy on nationally important land use and other planning matters, supported where appropriate by a locational framework.

National Scenic Area (NSA): Areas of outstanding scenic value and beauty in a national context, designated by the Secretary of State through Circulars 20/1980 and 9/1987 as appropriate for additional protection.

Natura 2000: A network of marine and terrestrial areas of international importance designed to conserve natural habitats and species of plants and animals that are rare, endangered or vulnerable in the context of the European Community.

Outline Planning Permission: Confirms the

principle of developing land for a given land use, normally for a period of three years.

Peripherality: Distance from the economic heartland of the European Union measured in time, distance and expense.

Plan period: The time period within which the plan will operate.

Planning Conditions: Requirements attached to a grant of planning permission in order to ensure the effective and proper implementation of any given development.

Planning Advice Note (PAN): PANs provide advice on good practice on planning matters as well as other relevant information.

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

Policy Annex: Document, forming part of the Local Plan, which contains The Council's policies applying throughout the Highland area.

Primary Industry: Agriculture, Forestry and Fishing, Energy and Water Supply Industries.

Prime agricultural land: Land defined by the Macaulay Land Use Research Institute as grades 1, 2 and 3.1 or lower grade agricultural land which is scarce in a local context and hence which is locally important.

Proposal: An intended action of significance to the Plan area, to be carried out by The Council itself or in partnership with other public agencies and private bodies.

Proposals Map: A map illustrating each of the

detailed policies and proposals in the written Statement, defining sites for particular developments or land uses (see Local Plan).

Public Open Space: General term including all space for formal and informal recreation activities with access generally open to the public.

Ramsar site: A wetland area of international importance for birds protected through the Ramsar Convention on Wetlands of International Importance (1979).

Recommendation: A request by The Council to other bodies to take action on matters outwith The Council's control. A recommendation is an indication of The Highland Council's views on a specific subject and is not legally binding.

Rehabilitate: To bring back into use a derelict or semi-derelict building.

Scheduled Ancient Monument: Designated by the First Minister under the Ancient Monuments and Archaeological Areas Act 1979, being a monument of public interest by reason of the historic, architectural, traditional, artistic or archaeological interests attracting in it.

Section 75 Agreement (Planning Agreement): An agreement made between the landowner and the planning authority (often with other parties) which restricts or regulates the development or use of land. The Section 75 agreement was previously referred to as a Section 50 agreement.

Sequential test: A process for the assessment of development options whereby it must be demonstrated why a preferred option is being set aside for a less favourable option is permission is

to be granted. This means that where there is a choice, there is a presumption in favour, for example, of the reuse of previously developed brownfield locations as opposed to greenfield locations, to a protection of the more valuable, natural environments and within the context of retail development, to the use of town centre and edge of centre sites before out of town sites are considered.

Site of Special Scientific Interest (SSSI): SSSIs are designated by Scottish Natural Heritage under the provisions of the Wildlife and Countryside Act 1981 and are representative or contain the best examples of particular species, habitats, geology or geomorphology. The special interest of the sites is the subject of specific guidelines to protect the interest of the site from damage or deterioration.

Special Area of Conservation (SAC): Designated natural habitat areas to comply with the EEC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora Directive (92/43/EEC). Member states are required to identify sites for designation and establish measures necessary for conservation. (Together with SPAs, SACs form a network of European sites known as Natura 2000.)

Special Protection Area (SPA): Designated wild bird areas to comply with the EC Directive on the Conservation of Wild Birds - (79/409/EEC). (Together with SACs, SPAs form a network of European Sites known as Natura 2000.)

Sub Regional Centre: The towns of Wick and Thurso which contain the main facilities and services for the County.

Supplementary Planning Guidance: Planning guidance which supplements the policies and proposals of the plan itself, for example housing design guides. Such guidance does not form part of the Local Plan Review.

Sustainable development: Sustainable development has been defined as "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.

Telematics: The combination of computer and information technology, which has greatly freed the relationship between the employee and the workspace. For example, the use of computers, fax and telephone linkages has allowed people to work from home or another location remote from their employer.

Use Classes Order: Section 26(2)(f) of the Town and Country Planning (Scotland) Act 1997 provides that a change of use does not amount to development, and therefore does not require planning permission, where a former use and the new use are both within the same class specified in an order made under that paragraph. The Town and Country Planning (Use Classes) (Scotland) Order, 1997, is the operative order relating to that section of the Act.

Vitality and viability of 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.

Archaeology and Listed Buildings

The definitions listed below have been previously included in the Burra Charter.

Conservation: All the processes of looking after a place so as to retain its cultural significance. It includes maintenance and may according to circumstances include preservation, restoration, reconstruction and adaption and will be commonly a combination of more than one of these.

Maintenance: The continuous protective care of the fabric, contents and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction and it should be treated accordingly.

Preservation: Maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration: Returning the EXISTING fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction: Returning a place as nearly as possible to a known state and is distinguished by the introduction of materials (new or old) into the fabric. This is not to be confused with either recreation or conjectural reconstruction which are outside the scope of this Charter.

Adaption: Modifying a place to suit proposed compatible uses.

Compatible use: A use which involves no change to the culturally significant fabric, changes

which are substantially reversible, or changes which require a minimal impact.

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