

CaSPlan Glossary

The list below explains some of the terms we use in the Main Issues Report or related material. Please note the explanations given are not intended as legal definitions of the planning terms used.

Allocations: Land identified in a Local Development Plan as appropriate for a specific use or mix of uses (see Uses below for further detail).

Brownfield land: Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused buildings, and developed land in a settlement boundary where further intensification of use is considered acceptable.

Carbon CLEVER: An initiative aimed at achieving a carbon neutral Inverness and a low carbon Highlands by 2025, toward which the Council has committed resources from its capital budget.

Developer contributions: Payments made to The Council or another agency, or work in kind, to help improve the infrastructure (for example, roads, open space, waste-water treatment) so that the development can go ahead.

Development brief: A detailed document for an area allocated for development in a local development plan. The brief provides information to possible developers on issues such as the preferred siting, design and layout of buildings, and the need for associated infrastructure and services.

Development factors: The issues we take into account when deciding where development can take place and the nature of that development.

Development Plan: Sets out how we think land should be used over the next few years. By law the Council need to produce a development plan for its area.

East Coast Connectivity and Tourism Corridor: This covers an area stretching along the east coast of Caithness and Sutherland where we think that strengthening transport linkages and infrastructure and supporting the growth of tourism and the expansion of the energy sectors are high priorities. This forms part of the preferred spatial strategy for the Plan.

Economic Development Areas: These form part of the preferred strategy and refer to places, outwith the main settlements, which we believe will continue to be important economic centres within the plan area with further development potential guided by the Plan.

Greenfield land: Presently undeveloped land, in use, or generally capable of being brought into active or beneficial use for agricultural, forestry or amenity purposes.

Growing Settlement: These form part of our preferred strategy and refer to settlements which we think would benefit from a set of guiding factors to direct development to the best locations rather than setting it out as a Settlement Development Area and site allocations. We think this should provide a greater level of flexibility in these settlements.

Highland-wide Local Development Plan (HwLDP): The plan which sets the overarching strategy and vision for the whole Highland area (excluding the area covered by the Cairngorms National Park which has its own plan) and sets out how land can be used by developers for the next 20 years.

Hinterland: Areas of land around settlements that fall under pressure from commuter driven housing development.

Housing Needs and Demand Assessment: Provides the evidence base to inform the policy discussions and decisions in relation to the delivery of affordable housing and market housing. It employs the recommended approach to analysing housing need and demand over the next 10 years and beyond.

Housing requirement: The number of housing units for which land must be identified to meet future demand. We work this out by considering market demand, changes in the number of people and households, the existing housing stock and the existing availability of land for housing.

Infrastructure: The basic services and facilities needed to support development. These include road access and water and sewerage facilities and green infrastructure, e.g. landscaping, green networks, open spaces, and paths.

Key Settlements (Principal Growth Areas): These are settlements, identified in our preferred spatial strategy, that we consider will be the main growth areas over the course of the plan period. They are identified as yellow circles within the Assets and Strategy Map.

Landscape Character: The distinct and recognisable pattern of landscape elements that occurs consistently in a particular area, and how these are perceived by people, that makes one landscape different from another.

Main Issues Report (MIR): The initial draft of a local development plan that seeks comment on site and policy options.

Marine Renewable Energy: The generation of electricity from wave, tidal or off-shore wind resources.

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.

Mitigation: Works to avoid, reduce, remedy or compensate the effects of an adverse impact.

Mixed Use: This refers to the practice of allowing more than one type of compatible uses on a site. This can for example mean a combination of housing, business, and community uses, or that any of these uses are suitable on the site.

Open Space: Areas of high quality, accessible and fit for purpose open space. These areas are protected from inappropriate development consistent with HwLDP Policies 75 and 76.

Place-making: To ensure that the most sustainable sites are used for development and that the design process, layout structure and form provide a development that is appropriate to the local context and supports a sustainable community.

Principal Growth Areas (Key Settlements): These are settlements, identified in our preferred spatial strategy, that we consider will be the main growth areas over the course of the plan period. They are identified as yellow circles within the Assets and Strategy Map.

Proposed Plan: This is the first main draft of the Local Development Plan and represents the planning authority's settled view as to what the final adopted content of the plan should be.

Sequential Approach: The sequential approach requires developers to search for a suitable site for their proposal following a sequential list of possible locations. For example, developers of large scale retail developments are required to look first of all at city and town centres locations.

Settlement Development Areas (SDAs): Reflects the built up area and allocated expansion areas for mapped settlements. These areas are preferred areas for most types of development subject to consistency with HwLDP Policy 34: Settlement Development Areas.

Settlement Hierarchy: The definition of settlements, for example as 'regional', 'sub regional' or 'local' centres, depending on the size of their population and the services they contain (for example,

education, health, transport and retail).

Spatial Strategy: Encapsulate the headline changes that the Plan seeks to achieve and provide locational guidance for new development.

Special Landscape Area (SLA): These are areas where the scenery is highly valued locally, and have been designated by the Council to ensure that the landscape is not damaged by inappropriate development, and in some cases encourage positive landscape management.

Sustainable Rural Development Corridor: This is an area of North West Sutherland where we think that supporting rural communities and the services they contain are a high priority. This forms part of the preferred spatial strategy for the Plan.

Windfall sites: These are sites that have come forward for development that are not identified as allocations within the Development Plan.