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## Glossary of Common Planning Terms

A guide to the general meaning of some terms which you may encounter within planning documents. Note that some authorities will define many of these terms in a specific way in relation to their policies. Care should therefore be taken in applying the following definitions:

**AFFORDABLE HOUSING:** Housing reserved for those for whom it would be impossible or inappropriate to pay the full market price for housing in a particular area. This may be for owner occupation or rent.

**AMENITY HOUSING:** Housing that has been moderately adapted for those with special needs, such as the elderly or disabled.

**ANCIENT MONUMENT:** A monument or site of archaeological importance which is in the guardianship of the First Minister or which has been scheduled by him as being of archaeological importance under the terms of the Ancient Monuments and Archaeological Areas Act 1979.

**ARTICLE 4 DIRECTION ORDER:** An order approved by the First Minister under Article 4 of the Town and Country Planning (General Permitted Development- Scotland) Order 1992. This requires that works that are normally exempt from the need to obtain planning permission should obtain formal consent.

**BROWNFIELD SITE:** A site normally within urban areas which has previously been developed or used for some purpose which has ceased.

**BUSINESS CLASS/CLASS 4:** Use or development of land/buildings for light industrial, research and development, hi-tech and office purposes as defined by Class 4 of the Town and Country Planning (Use Classes)(Scotland) Order 1997.

**CARE HOUSING (VERY SHELTERED HOUSING):** Housing for the elderly which offers a more intensive form of care than sheltered housing and may include additional bathroom facilities, extra wardens and meals.

**COMPARISON SHOPPING:** Shops selling items where some comparison is made before purchase, eg. clothing, footwear, household goods (furniture, carpets, electrical), recreational items, personal items.

**CONVENIENCE SHOPPING:** Shops selling every-day purchases such as food, drink, tobacco, magazines and newspapers, cleaning materials.

**CONSERVATION AREA:** An area designated under the Town and Country Planning (Scotland) Act 1997 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance.

**DESIGNED LANDSCAPE:** An area of significant parkland and woodland, generally centred upon a castle or mansion house, which has been laid out for artistic effect and identified in the Scottish Inventory of Gardens and Designed Landscapes.

**DEVELOPMENT:** The carrying out of building, mining, engineering or other operations in, on, over or under the land or the making of any material change of use in the use of any buildings or land.

**DEVELOPMENT PLAN:** The Development Plan for an area comprises the approved Structure Plan and adopted Local Plan.

**DISTRICT SHOPPING CENTRE:** Name frequently given to a shopping centre normally including a range of comparison and convenience shops and drawing trade from beyond the immediate locality.

**GENERAL INDUSTRY:** Industrial uses which fall within Class 5 of the Town and Country Planning (Scotland) Order 1997 and involve the carrying out of industrial process other than those falling within Business Class (Class 4).

**GENERAL PERMITTED DEVELOPMENT ORDER (GPDO):** A statutory instrument- the Town and Country Planning (General Permitted Development) (Scotland) Order 1992- which outlines the circumstances where certain classes of development are permitted without the requirement to gain planning permission.

**GREEN BELT:** An area defined in the Development Plan where there is strict restriction on urban growth, often to prevent the loss of a town's identity, protect the landscape setting or ensure adequate availability of recreational facilities.

**GREENFIELD SITE:** A site of development, usually in agricultural use, located outwith the existing built-up area.

**HIGH TECHNOLOGY (HI-TECH):** A form of light manufacturing involving design and production as defined in Class 4 of the Use Classes Order. Examples of such industries include electronics and computer software.

**INFILL DEVELOPMENT (OR SITE):** A development or site located within the built up area and involving redevelopment, conversion, sub-division or the development of undeveloped land.

**INFRASTRUCTURE:** Roads, sewers, schools and supplies of gas, water, electricity and other services which are needed to allow a development to take place.

**LANDFILL:** Method of disposing of domestic waste below ground level.

**LIGHT INDUSTRY:** An industry which could operate in a residential area without causing a nuisance by noise, vibration, smell, fumes, soot, ash, dust or grit. (see Class 4/Business Class)

**LISTED BUILDING:** A building included on the Secretary of State's list of buildings of special architectural or historic interest which is afforded statutory protection.

**LOCAL PLAN:** Is part of the development plan and contains site-specific policies and detailed guidance for the assessment of planning applications. (See Development Plan)

**LOCAL SHOPPING CENTRE:** A shopping centre, normally predominantly convenience shops, serving a local catchment.

**MATERIAL CONSIDERATIONS:** The issues that are relevant planning matters to be taken into account in a planning decision. There are a wide range of factors and whether or not something is 'material' is usually stated to be a matter of fact and degree depending upon the circumstances of the individual case. In other words, there is no hard or fast rule and each case has to be considered on its own particular merit.

**NATIONAL PLANNING POLICY GUIDELINES (NPPGs):** (See Scottish Planning Policies)

**OPEN SPACE:**

**Amenity Open Space-** parcels of land and landscaped areas the principle function of which is to enhance the appearance of an area.

**Recreational Open Space-** parks and areas of open land the principle function of which is to provide a facility for informal outdoor activities and sports.

**PARK AND RIDE FACILITIES:** Car parks adjacent to public transport facilities where encouragement will be given to terminate journeys by private car and continue travelling into the city or town by public transport.

**PLANNING ADVICE NOTES (PANS):** Issued by the Scottish Executive to provide advice on good practice and other relevant information.

**PLANNING APPLICATION:** An application made to the local planning authority, seeking planning consent for development.

**PLANNING BRIEF:** A document which briefly sets out the local planning authority's guidelines and requirements for the development of a site.

**PLANNING CONSENT/ PERMISSION:** Formal permission granted by a planning authority or the Scottish Executive for development of land or buildings. Permission can be granted in outline or in detail. An outline planning permission establishes the principle of development; details of the development may be reserved and will require a further planning application.

**PLANNING GAIN:** That part of a development proposal secured by the local authority for the benefit of the local community. (See Section 75 agreement)

**POLICY:** The course of action which the Council will take within specified areas in response to problems, issues or planning applications.

**PRIME AGRICULTURAL LAND:** Agricultural land classified by the Scottish Executive Rural Affairs Department as Categories 1, 2 or 3.1 according to the Macaulay Land Use Research Institute's Land Capability Classification.

**PROPOSAL:** A development or action which a local authority, other agency or private individual intends to implement.

**PUBLIC TRANSPORT:** A communal form of transport other than private car or taxi and including rail, bus, light rail.

**SCOTTISH PLANNING POLICIES (SPPs):** Provide statements of Scottish Executive policy on nationally important land use and other planning matters, supported where appropriate by a locational framework. New SSPs will eventually replace all NPPGs.

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

**SHELTERED HOUSING:** Groups of housing units provided for elderly people who require occasional support and assistance from a resident warden but who do not require full residential care.

**SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI):** A site identified by Scottish Natural Heritage as requiring special protection because of its flora, fauna, geological or physiographical features under the Wildlife and Countryside Acts.

**STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA):** The requirement to undertake and publish environmental assessment of plans and programmes at a strategic level.

**STRUCTURE PLAN:** Is part of the Development Plan and contains strategic broad-brush policies. Provides a framework for Local Plans. Produced either by individual local authorities or joint committees of local authorities. (see Development Plan and Local Plan).

**SUSTAINABLE DEVELOPMENT:** Development which aims to minimise the impact of human activity on the environment as a whole, while supporting economic and social progress.

**TRAFFIC CALMING:** Physical measures designed to slow traffic to improve environmental and safety conditions for local communities.

**TRAFFIC MANAGEMENT:** The exercise of controls on the use of roads so as to obtain the best use in the general interest and as safely as possible.

**TREE PRESERVATION ORDER (TPO):** An order preventing the cutting down, topping, lopping, uprooting or wilful damage to a tree/group of trees. The order is made under Section 160 of the Town and Country Planning (Scotland) Act 1997.

**USE CLASSES ORDER (UCO):** The Statutory Instrument termed The Town and Country Planning (Use Classes) (Scotland) Order 1997 which sets out various classes of uses for the purpose of clarifying when a change of use requires planning permission.

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