

GLOSSARY OF TERMS

N.B. The following are explanations of terms used in the local plan, not legal definitions.

Adoption: The bringing into force of a local plan through a resolution of the Council.

Affordable Housing: Broadly defined as housing of a reasonable quality that is affordable to people on modest incomes. In some places the market can provide some or all of the affordable housing that is needed, but in other places it is necessary to make housing available at a cost below market value to meet an identified need.

Ancient Monument: see Scheduled Ancient Monument.

Article 4 Direction: The effect of such a direction is to remove certain permitted development rights, for example within a Conservation Area, thus requiring planning consent to be sought for a wider range of development types. The Council has greater control, therefore, over development taking place within such areas.

Backland Development: Development in a residential area to the rear of an existing residential property which does not have a direct road frontage.

Below Tolerable Standard: A house meets the tolerable standard if it:

- is structurally stable;
- is substantially free from rising or penetrating damp;
- has satisfactory provision for natural and artificial lighting, for ventilation and for heating;
- has an adequate piped supply of wholesome water available within the house;
- has a sink provided with a supply of both hot and cold water within the house;
- has a water closet available for the exclusive use of the occupants of the house and suitably located within the house;
- has a fixed bath or shower and a wash-hand basin, each provided with a satisfactory supply of both hot and cold water and suitably located within the house;
- has an effective system for the drainage and disposal of foul and surface water;
- has satisfactory facilities for the cooking of food within the house;
- has satisfactory access to all external doors and outbuildings.

Biodiversity: The total range of the variety of life forms on earth or any given part of it, the ecological roles they perform within ecosystems and the genetic diversity they contain.

Birds Directive: EC Directive 29/409/EEC on the Conservation of Wild Birds. The Directive protects all wild birds and their habitats within the European Community and gives member states the responsibility to designate Special Protection Areas (SPAs) within the European Community.

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

Comparison Shopping: Shopping not classified as convenience shopping, which the purchaser will compare on the basis of price, quality and quantity before a purchase is made, e.g. clothes, fashion, gift merchandise, electrical goods, furniture.

Conservation Area: An area designated under Section 61 of the Town & Country Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997 or previous legislation. It constitutes an area of special architectural or historic interest which it is desirable to protect and enhance.

Conservation Area Character Appraisal: The definition of the special interest of the Conservation Area and the key elements that contribute to its character and appearance. A range of factors are considered including the archaeological significance of the area, the contribution of trees and open space and the building type and street layout. The Appraisal is intended to assist in reviewing the boundaries of the Conservation Area.

Consultative Draft Local Plan: An early stage in the local plan process, in which a draft of the local plan is produced to which the public can make comments, known as representations.

Convenience Shopping: Broadly defined as shopping for food, drinks, tobacco, newspapers, magazines and confectionery, purchased regularly for relatively immediate consumption.

Core Path Network: A small network of paths identified through the Renfrewshire Access Strategy.

Edge of Centre: A location within easy walking distance of the town centre, and providing parking facilities that serve the centre as well as the store, thus enabling one trip to serve several purposes.

Effective Housing Land Supply: The part of the established housing land supply that is expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

Environmental Assessment: A systematic study of a project's effects on a wide range of environmental factors.

Established Housing Land Supply: The total housing land supply - including both constrained and unconstrained sites. This will include the effective housing land supply, plus the remaining capacity of sites under construction; sites with planning consent; sites in adopted local plans; and other land and buildings with agreed potential for housing development.

Finalised Local Plan: The version of the local plan which is prepared taking account of the responses to the public consultation on the consultative draft local plan. The public has a right to make objection to the finalised plan which must be considered before the plan is adopted by the Council.

Gardens and Designed Landscapes: Areas recognised as containing important parkland, woodland or planned gardens, often centred on a house or castle, which have been laid out for artistic effect. These sites may be included on the Inventory of Gardens and Designed Landscapes which is compiled and jointly maintained by Scottish Natural Heritage and Historic Scotland.

Green Belt: An area of open land surrounding the urban areas where there is a restriction on development.

Greenfield Land: Land which has never previously been developed, or fully-restored formerly derelict land which has been brought back into active or beneficial use for agriculture, forestry, environmental purposes, or outdoor recreation.

Green Network: An interconnected system of open spaces, rivers and walking and cycling routes permeating the urban areas and linking to the open countryside.

Habitats Directive: EC Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna. The Directive aims to contribute to the conservation of biodiversity by ensuring that measures are taken to maintain or restore certain habitats and wild species at a favourable conservation status. Article 10 of the Directive requires planning authorities to encourage the management of features of the landscape which are of major importance for wild flora and fauna.

Housing Land Supply Report: A document prepared annually by the Council which identifies the supply of land for housing within the Renfrewshire Council area.

Housing Plan: The document containing the housing policies and programmes for the next five years, prepared by Renfrewshire Council for consideration by the Scottish Executive as a basis for financial approval or commitments in the future.

Industrial Land Supply: Industrial land which will or could be made available for industrial development and which meets the criteria given in Annex 1: Marketable Land of NPPG 2 - Business and Industry.

Landscape Character Assessment: A systematic assessment of the landscape character of an area, including consideration of geology, land use, landform and man's influence.

Listed Building: A building of special architectural or historic interest, as defined in Section 1 of the Town & Country Planning (Listed Buildings & Conservation Areas) (Scotland) Act 1997. Such buildings are listed by the Scottish Executive and categorised A, B or C(S) according to their degree of national or local importance.

Local Agenda 21: A strategy produced by Renfrewshire Council outlining a framework of action to implement various processes at a local level, which will allow the Council to contribute to more sustainable development.

Local Biodiversity Action Plan: A mechanism for ensuring that nationally and locally important species and habitats are enhanced through focused local action, including the production of detailed programmes of action for individual species and habitats. The plan is being prepared jointly by Renfrewshire, East Renfrewshire and Inverclyde Councils.

Local Housing Strategy: The Housing (Scotland) Act 2001 requires that all local authorities prepare and submit a Local Housing Strategy. This document should comprise a comprehensive assessment of housing needs and conditions in their area and outline their strategy to tackle local housing issues.

Local Nature Reserve: A site designated and managed by the Council in conjunction with Scottish Natural Heritage to provide protection under Section 10 of the Local Government & Planning (Scotland) Act 1982. The main functions are to promote environmental education and the enjoyment and preservation of natural areas.

National Planning Policy Guidelines: A series of documents produced by the Scottish Executive as a statement of government policy on land use and other planning matters.

Natura 2000: The network of sites across the European Community designated under the Habitats and Birds Directives.

Objection: Following the publication of the finalised Local Plan, there is a period during which it is placed on deposit for receipt of any objections from the public. Such objections may subsequently be heard at a public local inquiry or considered by written submissions and are taken into account during the preparation of the adopted Local Plan.

Paths for All: An independent body set up to improve access for all walkers, horse riders and cyclists.

Planning Advice Notes: A series of documents produced by the Scottish Executive to provide advice on good practice and other relevant information on planning matters.

Policy: A statement in the local plan of the Council's attitude towards matters involving or related to land use.

Precautionary Principle: The Principle requires that the Council and other authorities should act prudently to avoid the possibility of irreversible environmental damage in situations where the scientific evidence is inconclusive but the potential damage could be significant.

Prime Quality Agricultural Land: Agricultural land defined by the Macaulay Land Use Research Institute as grades 1, 2 and 3.1. Grade 3.2 is also safeguarded through the Structure Plan 2000.

Proposal: A statement in the Local Plan of the intentions of the Council or of another body to carry out a development involving the use of land.

Proposals Map: The part of the Local Plan which illustrates on an Ordnance Survey base map the areas of application of site-specific policies and proposals. In order to display information at an appropriate scale, the Renfrewshire Local Plan Proposals Map actually consists of six maps printed on both sides of three sheets of paper.

Public Local Inquiry: Should objections be received to the finalised Local Plan, the Council may decide to hold a public local inquiry in order that objectors may be given an opportunity to expand upon their objections.

Publicity and Consultation Statement: A statutory document approved by the Council and published along with the finalised Local Plan. It contains a summary of each representation to the Consultative Draft Local Plan and the Council's response to it.

Ramsar Site: A site designated as a wetland of international importance under the 1971 Ramsar Convention.

Renfrewshire: The administrative area for which the Renfrewshire Council has responsibility as specified in the Local Government etc. (Scotland) Act 1994.

Renfrewshire Joint Community Care Plan: A document prepared for the Renfrewshire area under the NHS and Community Care Act 1990, compiled jointly by Renfrewshire Council, Argyll and Clyde Health Board and Communities Scotland.

Representation: A comment made on the Consultative Draft of the Local Plan. Representations are taken account of in the preparation of the finalised Local Plan and a summary of each and the Council's response to it is published in the Publicity and Consultation Statement.

Section 75 Agreement: An agreement under Section 75 of the Town & Country Planning (Scotland) Act 1997, which allows legally binding agreements to be entered into by Councils and the owners of land for the purpose of restricting or regulating the development or use of land. These agreements normally relate to matters which are outwith those which can be controlled through conditions attached to planning permissions.

Scheduled Ancient Monument: An ancient monument of national importance which has been scheduled by the Scottish Ministers under Section 1 of the Ancient Monuments and Archaeological Areas Act 1979.

Single User High Amenity Site: A large site intended for the use of one high technology business which requires a high standard of amenity. Such sites are to be focused primarily in development areas, which are to be well located in relation to the motorway and road network, have good access to a main airport and be readily available for development.

Site of Importance for Nature Conservation: A site considered by the Council to have important nature conservation interest, including wildlife or habitat.

Site of Special Scientific Interest: A site designated by Scottish Natural Heritage under the Wildlife and Countryside Act 1981 as being of national importance for biological or geological interest, and which requires protection from damage or deterioration.

Social Inclusion Partnership Areas: A programme established by the Scottish Executive in 1999 to regenerate disadvantaged communities which suffer from a combination of linked problems, such as unemployment, poor housing, high crime environment and bad health. There are eleven such SIPs in the Renfrewshire Council area.

Special Needs Housing: Housing which is provided for people with special requirements, such as elderly people or people with a physical or learning disability.

Special Protection Area: Site designated under the Birds Directive (79/409/EEC) (Scottish Office Circular No 6/1995) as being an internationally important habitat for birds requiring habitat protection.

Strategic Environmental Appraisal: An explicit, systematic and iterative assessment of policies which identifies and reports on the extent to which the implementation of the Local Plan policies will have an impact on the environment and other components of sustainable development.

Structure Plan: The Glasgow and the Clyde Valley Joint Structure Plan is the statutory strategic development plan for the Glasgow conurbation and the surrounding area. The Renfrewshire Local Plan and the Structure Plan are complementary and together comprise the Development Plan and set out all planning policies and proposals for Renfrewshire.

Supplementary Guidance: Guidance produced by the Department of Planning and Transport on various planning matters, and usually made available for the general public in leaflet form. This guidance often explains an approved Council policy.

Sustainable Development: Development which takes account of the economic, social and environmental consequences of our actions to meet our needs today, while not compromising the ability of future generations to meet their needs.

Town Centre: The area of a town which provides a broad range of facilities and services and which fulfils a function as a focus for both the community and public transport. It excludes retail parks, neighbourhood centres and small parades of shops of purely local significance.

Tree Preservation Order: An order made by the Council under Section 160 of the Town & Country Planning (Scotland) Act 1997 or previous legislation to protect trees which contribute to the environment.

Use Classes Order: The Town and Country Planning (Use Classes) (Scotland) Order 1997 groups broadly similar land uses within a series of specific classes for the purposes of determining which changes in the use of land constitute development. The eleven classes are listed at the end of this glossary.

Written Statement: The part of the Local Plan which contains the written material, including the Policies and Proposals. The whole Local Plan comprises the Written Statement and the Proposals Map. If there is any inconsistency between the Written Statement and the Proposals Map, the former takes precedence.

LIST OF ABBREVIATIONS

BTS: Below Tolerable Standard

CEDA: Core Economic Development Area

CIRIA: Construction Industry Research and Information Association

COMAH: Control of Major-Accident Hazards

COSLA: Convention of Scottish Local Authorities

DETR: Department of Transport, the Environment and the Regions

GPDO: The Town and Country Planning (General Permitted Development) (Scotland) Order

HGV: Heavy Goods Vehicle

HLS: Housing Land Supply

LA21: Local Agenda 21

LBAP: Local Biodiversity Action Plan

LCA: Landscape Character Assessment

LNR: Local Nature Reserve

NEC: Noise Exposure Categories

NPPG: National Planning Policy Guideline

PAN: Planning Advice Note

PLI: Public Local Inquiry

POL: Policy

PPP: Public-Private Partnership

SAM: Scheduled Ancient Monument

SEPA: Scottish Environment Protection Agency

SIBL: Strategic Industrial and Business Location

SINC: Site of Importance for Nature Conservation

SIP: Social Inclusion Partnership

SP: Structure Plan

SNH: Scottish Natural Heritage

SPA: Special Protection Area

SSSI: Site of Special Scientific Interest

SUDS: Sustainable Urban Drainage Systems

SUHA: Single User High Amenity Site

TDA: Tourist Development Area

TPO: Tree Preservation Order

USE CLASSES

Class 1: Shops

Class 2: Financial, Professional and Other Services

Class 3: Food and Drink

Class 4: Business

Class 5: General Industrial and Classes 7 to 10 of the 1989 Use Classes Order (Special Industrial)

Class 6: Storage or Distribution

Class 7: Hotels and Hostels

Class 8: Residential Institutions

Class 9: Houses

Class 10: Non-Residential Institutions

Class 11: Assembly and Leisure

ORDNANCE SURVEY STATEMENT

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