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GLOSSARY

A-Board Advertisement	A free-standing advertisement, usually on a forecourt or pavement. Traditionally a pair of boards, hinged at the apex, and therefore having an 'A' shape cross-section.
All Change	The Council's strategy for transferring spending on transportation from road construction to public transport provision, cycle facilities, pedestrian facilities, etc.
Amenity Housing	Housing which has been specifically designed to meet the needs of elderly occupiers. Differs from sheltered housing in not having warden support.
Ancient Monument	A building or site included for protection in the schedule of monuments of national importance compiled and maintained under the Ancient Monuments and Archaeological Areas Act 1979.
Archaeological Site	A site or feature of archaeological significance included in the Council's Sites and Monuments Record.
Area of Great Landscape Value	An area of land designated by the planning authority and subject to policies aimed at protecting landscapes of locally or regionally high quality.
Article 4 Direction Order	An order approved by Scottish Ministers under Article 4 of the Town and Country Planning (General Permitted Development)(Scotland) Order 1992. The effect is that specified works normally exempt from the need to obtain planning permission require formal planning consent.
Brownfield Site	A redevelopment site within an urban area, typically vacant, derelict or underused. "These are normally sites which have previously been developed or used for some purpose which has ceased. They may encompass re-use of existing buildings by conversion; demolition and new build; infill and various other forms of intensification. [Excluded are] private and public gardens, sports and recreation grounds, woodlands and amenity open spaces" (NPPG3).
Community Woodland	Primarily involves the urban areas of the district, where grants are available from the Forestry Commission for woodland planting. Such woodland has to be managed, at least in part, in the interests of public access or recreation.
Countryside Management	Management of the countryside for specific recreational, land use or nature conservation purposes (often in conjunction with the established economic use).
Country Park	A park in the countryside which by reason of its position in relation to major concentrations of population, affords convenient opportunities to the public for enjoyment of the countryside or open-air recreation.
Countryside Policy Boundaries	The boundaries within which "Countryside" Structure and Local Plan policies apply. (<i>See also Village Development Envelopes</i>).
Development Advice Notes	A series of documents prepared by the Council to provide advice relative to particular types of development, to complement and interpret certain plan policies.

Edge-of-Centre	Descriptive of a development site : being a location within easy walking distance of a town centre and providing parking facilities that serve the centre as well as the development, thus enabling one trip to serve several purposes. (<i>See also Out-of-Centre</i>).
Environmental Enhancement Grants	Council grants to voluntary bodies, community groups, etc. to assist the implementation of environmental enhancement projects.
General Permitted Development Order	The Town and Country Planning (General Permitted Development)(Scotland) Order 1992, prescribes the forms of development not normally requiring planning permission.
Green Belt	Area adjacent to or surrounding a settlement with the main function of restricting the spread of development into the countryside, and preventing the coalescence of settlements.
Green Corridor Site	Area of land within a built-up area protected from development by Local Plan Policy, with the aim of maintaining and enhancing linked series of green spaces to benefit amenity and wildlife.
Gro-Grant	Grants from Scottish Homes to subsidise the selling price of housing built for private sale in areas where “affordable” housing is in short supply.
House in Multiple Occupation	The Use Classes Order (q.v.) defines a “house” in terms of how it is occupied. The definition excludes a building occupied by 6 or more people who are not living as a family. Planning consent may therefore be required to establish such a residential unit, whether or not building works are involved.
Housing Association	A non profit making organisation committed to meeting specific housing needs.
Housing Plan	Housing policies and programmes for the next five years, prepared regularly by the Council.
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. While sites currently open green space are included in this definition, they may not receive favourable consideration for development. Areas of undeveloped land within but on the periphery of built-up areas where part of the site boundary adjoins an area of Countryside or Green Belt are also excluded from this definition.
Infrastructure	Roads, sewers, supply systems for water, gas, electricity, etc., and schools and other services which are needed to allow development to take place and be sustained.
Joint Implementation Plan	A formalised agreement on joint working between the Council as Housing authority and Scottish Homes.
Listed Building	A building included on the national list of buildings of special architectural or historic interest which is afforded statutory protection under the Town and Country Planning (Scotland) Acts.
Local Nature Reserve	A nature reserve established by a Local Authority under powers in the National Parks & Access to the Countryside Act, 1949.
Local Needs/Affordable Housing	Housing which helps to satisfy accommodation needs from within the district. Such housing is ideally, by means of its design and/or subsidised provision, offered at less than the market price or rent.

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Local Plan	Local policies and proposals for the development of a district, or part of a district, prepared by the Council, as a basis for development control. The plan must conform to the Structure Plan (q.v.) for the area.
Local Tourist Board	The Argyll, the Isles, Loch Lomond, Stirling and the Trossachs Tourist Board.
Local Transport Strategy Document	Document prepared annually by the Council and submitted to the Scottish Executive, putting forward the Council's transport policies and including a 3-year capital expenditure programme; details of current revenue expenditure on transportation; and a report on the implications of the Road Traffic Reduction Act, 1997.
National Planning Policy Guidance	A series of documents containing statements of Government policy on nationally important land use and other matters, supported where appropriate by a locational framework.
National Scenic Area	An area of outstanding scenic value, defined and identified by Scottish Natural Heritage who must be consulted before planning consent may be granted for certain types and scales of development.
Out-of-Centre	Descriptive of a development site : being a location that is clearly separate from a town centre but within the urban area, including approved extensions. (<i>See also Edge-of-Centre</i>).
Palæoenvironmental	Organic remains and traces (eg as preserved in peat) indicative of past environments.
Park and Ride Facilities	Car parks usually adjacent to public transport facilities where encouragement will be given to terminate journeys by private car and continue travelling into the town by bus or other forms of mass transport.
Percent for Art	A policy whereby developers are encouraged to commission works of art and craftwork using a percentage of the budget for a building or refurbishment project.
Planning Advice Notes	A series of documents on specific planning issues published by the Scottish Executive Environment Department to provide advice on good practice and other relevant information to Planning Authorities.
Planning Brief	A document which summarises the planning authority's guidelines and requirements for the development of a site or collection of sites.
(Planning) Policies	These may be statements of the Council's attitudes or intentions towards existing or projected situations which require action; or may state rules and criteria to be applied locally for development control purposes.
(Planning) Proposals	Developments or actions 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 and bus. (No longer implies provision by a publicly funded or supported body).
Rural Stirling Partnership	A partnership of organisations committed to working together to promote economic activity whilst retaining the quality of rural Stirling's outstanding environment. The partners are: representatives of the Local Business Community, Forestry Commission, Forth Valley Enterprise, the Local Tourist Board, Rural Stirling Housing Association, Scottish Natural Heritage and Stirling Council.

Scottish Natural Heritage	The organisation formed by the merging in 1991 of the Countryside Commission for Scotland and the Nature Conservancy Council in Scotland. Its aims are to conserve and enhance the scientific and natural interest and beauty of the Scottish countryside, and to promote its sympathetic use and enjoyment.
Section 75 Agreement	Legal agreement regulating the future use of land; made under Section 75 of the Town and Country Planning (Scotland) Act 1997. Such agreements are recorded in the land register and are legally binding on future owners of the land.
Secured by Design	Police forces throughout Scotland promote the 'Secured by design' scheme. This covers new housing and the rehabilitation of existing housing as well as commercial developments and provides guidance for developers, architects and local authorities; it is a free service (See also PAN 46).
Semi-Natural Woodland	Woodland area retaining a high proportion of native species but influenced to some degree by human activity (eg in the form of woodland management). Examples with a proven continuity of tree cover for at least 120 years are included in an SNH "Inventory".
Sequential Approach	Approach to be adopted by planning authorities and developers in selecting sites for new retail, commercial leisure developments and other key town centre uses (see NPPG 8: Town Centres and Retailing). First preference should be for town centre sites, where sites or buildings suitable for conversion are available, followed by edge-of-centre sites, and only then by out-of-centre sites in locations that are, or can be made, easily accessible by a choice of means of transport.
Site of Special Scientific Interest (SSSI)	A site identified by Scottish Natural Heritage as requiring special protection under the Wildlife and Countryside Acts because of its flora, fauna, geological or physiographical features.
Social Inclusion	A key strategic aim of the Council, acting corporately and with others, to promote equality of opportunity and access to all that society has to offer that is beneficial (The opposite of Social Exclusion).
Special Areas of Conservation	Nature conservation areas of European importance, submitted for approval under the "Habitats Directive". Generally coincide with SSSI boundaries.
Special Needs Housing	Residential accommodation which because of a specific physical or management characteristic meets the needs of an identifiable or quantifiable social group (eg. elderly people, young, single, homeless or disabled).
Stirling Initiative	The Stirling Initiative is a partnership of public agencies, led by the Scottish Executive, dedicated to regenerating the economy and environment of Stirling. The partnership, which will last for 10 years, was formed in July 1993. The partners are the Council, Forth Valley Enterprise, Historic Scotland, the Local Tourist Board, Scottish Homes and the Scottish Tourist Board.
Stirling Town Centre Studies	<p>1) Stirling Town Centre: Development a renewal strategy for a unique historic town. Housing and Policy Practice Unit, University of Stirling; ASSIST Architects; Towler and Hyslop, Quantity Surveyors 1991.</p> <p>2) Stirling Town Centre Study Ian White Associates (Landscape Architects and Planners); Page or Park (Architects) 1991.</p>

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Structural Planting	Substantial linear woodland belts and block planting designed to define the edges of development and to minimise the environmental problem of road noise through the formation of buffer zones adjacent to primary and distributor roads. The linked woodland belts should form a 'web' within large residential schemes enclosing 'cells' for phased development, ideally to be established well in advance of development.
Structure Plan	The part of the development plan which deals with strategic land use matters.
SUSTRANS	A non profit making national organisation responsible for promoting the construction of railway, footpath and cycle routes.
Sustainable Development	Development to meet the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable Tourism	An ideal whereby the number of visitors to a tourist attraction or area is managed at a level which provides an economic return to the local tourist industry but does not place unacceptable pressures upon the basic attracting 'resource' leading to its degradation.
Telecottage	A building, new or converted, usually in a rural area, where communications and business technology can be economically provided for use by local groups, businesses and individuals.
Traffic Calming	Physical measures designed to slow road traffic to improve environmental and safety conditions for local communities. (<i>See also Traffic Management</i>).
Traffic Impact Assessment	A form of road traffic appraisal and forecasting intended to evaluate the effect of a proposed development and its associated traffic generation on the adjoining road network and junctions.
Traffic Management	Measures, including physical alterations, usually within the existing road space, designed to allow safer and/or more efficient movement, eg traffic calming or new pedestrian crossings. (<i>See also Traffic Calming</i>).
Tree Preservation Order	An order promoted by the Council preventing the felling, lopping, topping etc. of specified trees or areas of woodland without specific consent.
Use Classes Order	The Town and Country Planning (Use Classes)(Scotland) Order 1989 regulates the use of land and buildings by grouping similar uses together in classes. Planning Applications are generally required for changes of use between the Classes but not required for changes within a Class.
Village Development Envelopes	A planning policy introduced by the District Council whereby certain rural villages in the south-west part of the district were delimited on plans. Within these "envelopes" appropriate developments did not have to pass a test of being necessary to support rural activities. Replaced by "Countryside Policy boundaries" (q.v.).
Western Rural Area	That part of the Stirling Council area west of the M80/M9/A9 road route, with the exception of Cambusbarron, Ashfield and Kinbuck.
Wildlife Sites	Sites of local nature conservation interest, identified by the Scottish Wildlife Trust. The Council will consult SWT on any proposals which would affect one of these sites.