



Planning Information and Glossary

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Planning Information and Glossary

This guidance note provides an overview of the planning system, its legislation and key topic areas which are most commonly queried by stakeholders. Please see 'Overview of Planning System – Legislation and Topic Areas' on this page below.

Also contained in this guidance are definitions of common planning acronyms and other terminology. These are explained in **Table 1 on Page 8** and **Table 2 on Page 22** respectively and contain a list of common planning acronyms as well definitions for key terms and web links to key documents for further information and explanation on these specific subjects. A list of application types and their suffixes is included at **Table 3 on Page 27**.

The planning terms are used in reports and communications by either the Development Plans Team (who form planning policy and monitor its implementation) and/or the Development Management Team (who determine planning applications and consents and undertake the Enforcement function of planning). In addition, some terms are provided that are commonly used by the Transportation & Development and Building Standards teams.

OVERVIEW OF PLANNING SYSTEM – LEGISLATION AND TOPIC AREAS

An overview of the planning system in Scotland – including helpful guides and information – is available on the Scottish Government website:

<https://www.gov.scot/policies/planning-architecture/>

The following documents are also important points of reference for key legislation and topic areas:

The Town and Country Planning (Scotland) Act 1997

The [Town and Country Planning \(Scotland\) Act 1997](#) (as amended) is the primary legislation that governs town planning matters in Scotland – which is referred to herein as the 'Planning Act'. Further legislation known as 'Regulations' put much of this act into effect for the day-to-day operations of the planning system – some of which are noted in more detail below.

The Development Management or Development Plans teams can provide on current legislative requirements.

National Planning Framework 4 (NPF)

<https://www.gov.scot/publications/national-planning-framework-4/>

NPF4 is the spatial expression of the Government's national spatial strategy and sets out a long-term vision for development and investment across Scotland over the next 20 years. It

forms part of the development plan which must be taken into account in the determination of planning applications and the preparation of planning policy.

DEVELOPMENT PLANNING

The Scottish Government provides an oversight on development plans, explaining that our Scottish system is plan-led.

<https://www.gov.scot/policies/planning-architecture/development-plans/>

DEVELOPMENT MANAGEMENT

The **Development Management (Procedure) (Scotland) Regulations 2013** (as amended) govern the administration of Development Management. **Planning circular 3/2022: development management procedures** describes the requirements for processing planning applications in respect of implementing these Regulations. It also gives an overview of the development management system and interaction with other legislation and how it works. See:

<https://www.legislation.gov.uk/ssi/2013/155/contents>

<https://www.gov.scot/publications/planning-circular-3-2022-development-management-procedures/>

The Council has also prepared a Guide to the Development Management System:

https://www.pkc.gov.uk/media/13217/Guide-to-the-Development-Management-System/pdf/A_Guide_to_the_Development_Management_System.pdf?m=1498821140953

Guidance on what is a 'Major' and 'National' development is also provided on the Council's site, under *Hierarchy of applications* on the [Planning application process](#) page.

The Council's Public Access system can be used to search, view proposals and make comment on all planning applications:

<https://www.pkc.gov.uk/publicaccess>

<https://planningapps.pkc.gov.uk/online-applications/search.do?action=simple&searchType=Application>

PERMITTED DEVELOPMENT RIGHTS (PDRs)

Not all development requires planning permission. The Planning Act makes provision for rights – known as 'Permitted Development Rights' (PDRs) – to be made available for development that can proceed without permission from the planning authority. Where such development is undertaken it is known as 'Permitted Development' or 'PD'. The rights for PDRs are expressed through the **Town and Country Planning (General Permitted Development) (Scotland) Order 1992**:

<https://www.legislation.gov.uk/ksi/1992/223/contents>

This document has however been amended by subsequent orders on numerous occasions. Reference should be made to the Government website or the Planning Service directly for enquiries on this matter.

Rights are available for both **Householders** and **Non-Domestic/Non-Householders**:

Planning circular 1/2024: householder permitted development rights provides detailed guidance on the PDRs available for householders, which can be found on the Government's website:

<https://www.gov.scot/publications/circular-1-2024-householder-permitted-development-rights/>

Planning circular 2/2024: non-domestic permitted development rights provides up-to-date advice on all non-domestic PDRs, for all uses other than dwellings. This document is also available on the Government's website:

<https://www.gov.scot/publications/circular-2-2024-non-domestic-permitted-development-rights/>

PDRs are often the first port of call for people seeking to undertake development or indeed where it has already happened, such as observations for planning enforcement.

PLANNING ENFORCEMENT

Planning Circular 10/2009: Planning Enforcement details that Planning Enforcement is an important element of the planning system and details the range of powers available for enforcement planning control and provides guidance on the effective and appropriate use of these powers by planning authorities.

<https://www.gov.scot/publications/planning-circular-10-2009-planning-enforcement/>

Perth and Kinross Council is required to maintain an up-to-date 'Planning Enforcement Charter' – which details the Council's policy on taking enforcement action and the service and standards that can be expected. This document details how members of the public can report suspected 'breaches' and how an observation will be dealt with.

The Council's *Enforcement Charter*, along with other guidance (such as the Council's administration of the separate High Hedges legislation), can be found on our website:

<https://www.pkc.gov.uk/Planningenforcement>

https://www.pkc.gov.uk/media/52762/Planning-Enforcement-Charter-2024/pdf/Planning_Enforcement_Charter_2024.pdf?m=1716993433977

A register for all types of enforcement notices served by Perth and Kinross can be found on our public access:

<https://planningapps.pkc.gov.uk/online-applications/search.do?action=simple&searchType=Enforcement>

PLANNING APPEALS AND LOCAL REVIEWS

An applicant can challenge the decision of a planning authority (which includes any conditions attached to an approval) for any planning application or indeed a failure by the Council to make a decision (beyond statutory timescales or an extended period specifically agreed with the applicant). There is a three month period for all such appeals/reviews to be submitted.

There are **two routes** for this:

- 1) a right of appeal to the Scottish Ministers (through the a Reporter appointed by the Directorate for Planning and Environmental Appeals (DPEA); or
- 2) an application for review at the Local Review Body (LRB).

Route 1 is generally available for all applications determined, or required to be determined, by a committee of the Council (i.e. decisions not delegated to officers) and for other types of consent; such as Listed Building Consent or Advertisement Consent. Such applications are detailed in the Council's Approved Scheme of Delegation – this includes all 'Major developments' (in all instances except where the application is being refused on failure of the applicant to provide adequate information).

Planning Circular 4/2013: Planning appeals provides guidance on the statutory framework for appeals and the processing of these. This Circular provides little guidance on reviews under Route 2):

<https://www.gov.scot/publications/planning-series-circular-4-2013-planning-appeals/>

A more concise **Guide to planning appeals in Scotland** is also available:

<https://www.gov.scot/publications/planning-appeals-guide/>

Route 2 is only available for decisions on all other applications, where the decision was made by an appointed officer under the Council's Scheme of Delegation.

Planning Circular 5/2013: Schemes of delegation and local reviews provides guidance on the statutory framework for reviews to a LRB.

<https://www.gov.scot/publications/planning-series-circular-5-2013-schemes-delegation-local-reviews/>

Full details on the Council's LRB, including application forms, guidance and Committee processes, can be found on the Council's website:

<https://www.pkc.gov.uk/localreviewbody>

As advised, the categorisation of the appropriate route of determination for an application, and thus the route of appeal, is determined through legislation and expressed in the Council's Approved Scheme of Delegation:

[https://www.pkc.gov.uk/media/39295/Development-Management-Planning-Applications-Decisions-Scheme-of-Delegation/pdf/Development Management - Planning Application Decisions - Scheme of Delegation - 7 May 2024.pdf?m=1715850706940](https://www.pkc.gov.uk/media/39295/Development-Management-Planning-Applications-Decisions-Scheme-of-Delegation/pdf/Development_Management_-Planning_Application_Decisions_-Scheme_of_Delegation_-7_May_2024.pdf?m=1715850706940)

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

Public bodies, and some private companies operating in a public character, are required to assess, consult and monitor the likely impacts of plans, programmes and strategies that relate to the environment. This process is known as Strategic Environmental Assessment (SEA). This process is undertaken in preparation of planning policies, such as the Perth and Kinross Local Development Plan, as well some supporting documents such as Supplementary Guidance. Further guidance on SEA can be found on the Government's website:

<https://www.gov.scot/policies/environmental-assessment/strategic-environmental-assessment-sea/>

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

EIA is a means of drawing together, in a systematic way, an assessment of *the likely significant environmental effects* arising from a proposed development. The laws governing EIA are established from European Parliament Directives. This type of environmental assessment applies to projects – typically planning applications.

EIA is only applicable for developments where it has been deemed by the planning authority or the Scottish Ministers that the development requires EIA. All development considered to be 'Category 1' development in the regulations is automatically EIA development. For all other development, known as 'Schedule 2' development, the proposal has to be 'screened' to make a decision as to whether it falls under EIA development or not. For all EIA development regulations must be followed and an EIA Report (previously known as an Environmental Statement 'ES') must be submitted with the associated planning application.

This law has been implemented in to Scottish legislation for town planning through regulations. Overarching guidance is provided by the Government:

<https://www.gov.scot/policies/environmental-assessment/environmental-impact-assessment-eia/>

Specific guidance is available for EIA development under the relevant regulations. From 16 May 2017 new regulations were brought in to effect to reflect a new Directive:

Planning Circular 1/2017: Environmental Impact Assessment regulations and the **Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017** (referred to as 2017 EIA Regulations) and is a useful starting point for EIA, explaining the whole process and how it applied in Scotland:

<https://www.gov.scot/publications/planning-circular-1-2017-environmental-impact-assessment-regulations-2017/>

<https://www.legislation.gov.uk/ssi/2017/102/contents>

All development 'screened' prior to this date however is still subject to the *Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011* (referred to as 2011 EIA Regulations).

Circular 3/2011 – provides guidance on the 2011 EIA Regulations:

<https://www.gov.scot/publications/planning-circular-3-2011-environmental-impact-assessment-regulations-2011/>

There are important distinctions between the two sets of regulations – the planning service can advise on what regulations would apply in any given situation. The decision date of the EIA screening opinion is however the determining factor.

The Council provides advice on EIA (as well as major applications) on its website:

<http://www.pkc.gov.uk/article/14995/Major-planning-applications-and-Environmental-impact-assessments>

Points of Contact

To assist with any enquiries you should have in relation to any aspect covered in this guidance; the contact details for the teams involved in the consenting of development are provided:

Development Management: DevelopmentManagement@pkc.gov.uk

Webpages:

<https://www.pkc.gov.uk/makingaplanningapplication>

<https://www.pkc.gov.uk/Planningenforcement>

Development Plans: DevelopmentPlan@pkc.gov.uk

Webpage:

<https://www.pkc.gov.uk/developmentplan>

Transportation & Development: TransportPlanning@pkc.gov.uk

Webpages:

RoadsInfrastructure@pkc.gov.uk

<https://www.pkc.gov.uk/transportplanning>

Building Standards: BuildingStandards@pkc.gov.uk

Webpage:

<https://www.pkc.gov.uk/buildingstandards>

Table 1: Glossary of planning acronyms and definitions

Abbreviation	Definition
AA	Appropriate Assessment
	Forms part of the Habitats Regulations Appraisal process and is required where a plan or project potentially affects a European site. See: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-areas/international-designations/european-sites/management-european-sites
AMSC	Approval of Matters Specified in Conditions
	An application seeking approval of details – known as ‘matters specified in condition’ (MSC) – for an ‘In Principle’ (or ‘Planning Permission in Principle’) application.
AQAP	Air Quality Action Plan
	A plan prepared by the Council outlining measures to reduce emissions of nitrogen oxides and fine particulate matter within designated Air Quality Management Areas (AQMA) (detailed below).
	See: https://www.pkc.gov.uk/article/24763/New-air-quality-improvement-plan-for-Perth
AQMA	Air Quality Management Area
	Are areas specifically identified and designated by local authorities who have been as exceeding the UK Air Quality Strategy Objectives as a statutory means to develop and implement a plan to improve air quality in the area. Two such areas are designated in Perth & Kinross; in Perth and Crieff.
	See: https://www.pkc.gov.uk/airquality and https://www.scottishairquality.scot/lagm/aqma?id=381#!/la/381
AWI	Ancient Woodland Inventory
	A provisional guide to the location of ancient and long-established woodland in Scotland, as defined as an area that has been wooded since at least 1750. These areas exhibit important biodiversity and cultural values.
	See: https://www.nature.scot/doc/guide-understanding-scottish-ancient-woodland-inventory-awi
BPN	Building Preservation Notices
	Section 3 of The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides planning authorities with powers to list a building temporarily through a BPN in certain circumstances.
	See: Historic Environment Circular 1: Historic Environment Scotland Policy Statement (2016): https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/
CAC	Conservation Area Consent
	This consent is required from the planning authority for certain works/demolition within conservation areas.
	See - https://www.historicenvironment.scot/advice-and-support/applying-for-consents/listed-building-consent-and-conservation-area-consent/
CAR	Water (Controlled Activities) Regulations 2011
	The Water Environment (Controlled Activities) (Scotland) Regulations 2011 – known as ‘CAR’ – apply regulatory control over activities which may affect the water environment.
	See: https://www.sepa.org.uk/regulations/water/
CEMP	Construction Environmental Management Plan

	A document which provides a management framework for the planning and implementation of construction activities in accordance with environmental controls or commitments through legislator requirements or as identified in the determination of a planning application/in an EIA Report (previously known as an Environmental Statement 'ES').
CHP	Combined Heat & Power CHP integrates the production of usable heat and power (electricity) in one single, very efficient process. This contrast with convention electricity generation where the heat created in those processes is not captured and is a wasted by-product.
CMS	Construction Method Statement Details the process of how a particular construction activity or process will be carried out in respect to safety, environmental or amenity factors and provide an appropriate approach to these undertakings and possible mitigation measures required.
CNP	Cairngorms National Park Means the area of Perth and Kinross (or the whole park) defined by the Park's statutory boundary (as established in 2003 and extended in 2008 & 2010). See: https://cairngorms.co.uk/
COU	Change of Use The change of use of land is development as defined in Section 26 of the Planning Act. The Town and Country Planning (Use Classes) (Scotland) Order 1997 (known as the 'UCO') groups certain types of buildings or land use into classes. A change within the same use class (subject to specific criteria) would not constitute development; furthermore certain Permitted Changes between classes are also specified. See: https://www.legislation.gov.uk/ukssi/1997/3061
CPO	Compulsory Purchase Order A legal process that allows public bodies to obtain land or property for projects in the public interests; such as roads or regeneration projects etc. There are provisions within many areas of legislation for this, with town planning being one.
CTLR	Cross Tay Link Road Is Phase 2 of the Perth Transport Futures Project which would provide a new road linking the A9 at Inveralmond to the A93 and A94 (terminating at Scone). See: https://www.perthtransportfutures.co.uk/phases/cross-tay-link-road
CTMP	Construction Traffic Management Plan A document that details how traffic associated with the construction of an approved project/application will be managed, having regard to public road conditions, routes and site access.
DB (dB)	Decibels Is a unit used to measure the intensity of a sound (or the power level of an electrical signal);
DHN	District Heating Network A system for distributing heat generated in a centralised location(s) for use as space heating and water heating in residential or commercial developments. The heat source can be off-site, such as capturing 'wasted' heat from existing industrial processes, or from an n-site facility specifically designed to serve this purpose (such as a biomass heating plant and/or CHP).
DIA	Drainage Impact Assessment An assessment of waste and surface water drainage facilities for new developments, with particular emphasis in practice on the appropriate use of Sustainable Urban Drainage Systems (SUDS) for surface water drainage.

DMP	Drainage Management Plan A study which identifies how the drainage of a site functions at present and describes how the proposed drainage infrastructure as part of a development will be designed to accommodate capacity needs having regard to site-specific conditions and requirements.
DMRs	Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 As explained above. See: https://www.gov.scot/publications/planning-circular-3-2022-development-management-procedures/
DPEA	Directorate for Planning and Environmental Appeals As explained above. See: https://www.dpea.scotland.gov.uk/ (to search appeal cases)
DPMTAG	Development Planning and Management Transport Appraisal Guidance Guidance on Transport Appraisal to inform the preparation of development plan; setting out how the appraisal can be carried out an early stage of the plan making process where it can be most effective in shaping and realising the spatial strategy for the area. See: https://www.transport.gov.scot/media/33792/j184585.pdf
DPS	Development Plan Scheme Sets out the programme for preparing a Local Development Plan (LDP) and its continual review. LDP3 is currently under preparation. See: https://www.pkc.gov.uk/lpreview
ECOW	Ecological Clerk of Works An ECOW is an independent person responsible for observing development and providing advice on (and providing advice to the planning authority and developer), and monitoring of, construction activities having regard to compliance monitoring in respect of an agreed scope of environmental sensitivities for flora and fauna (such as those set out in planning conditions or an EIA Report).
EE	Energy Efficiency A principle to reduce the amount of energy required to provide specified demands, product or services (such as energy use in a house) by improving the efficiency of infrastructure within a development or building (such as heating and lighting) and reduction of waste or loss in this system – i.e. retention of energy within space heating through insulation.
EH	Environmental Health The Service within the Council responsible for administering statutory functions under the Environment Protection Act 1990 and providers of other statutory and non-statutory services. Advice is given by this service through consultations on planning applications.
EIA	Environmental Impact Assessment As discussed above. See: https://www.gov.scot/policies/environmental-assessment/environmental-impact-assessment-eia/
ELA	Employment Land Audit An audit of employment land supply within Perth and Kinross which provides up-to-date and accurate information on the supply and availability of employment land for business and industrial use.
EMP	Environmental Management Plan Seeks to protect and enhance the environment as part of a development project and is a process that evolves throughout all stages of development – the initial

	<p>design stage; planning application process; construction; commissioning to operational stage and; management phases for completion. It can also be extended to incorporate decommissioning works. This document complements the use of Habitat Management Plans (HMPs) and Construction Management Plans (CMPs).</p>
EPS	<p>Environmental Protection Scotland</p> <p>Is a Scottish charity that provides expert policy analysis and guidance on air quality, land quality and noise. EPS is in the process of being dissolved (as of Feb 2025). It is to join the Institution of Environmental Sciences (the IES) family, becoming part of the IES Environmental Policy Implementation Community (EPIC)</p> <p>See: https://www.ep-scotland.org.uk/</p>
EQIA	<p>Equalities Impact Assessment</p> <p>The Public Sector Equalities Duty requires an assessment by public bodies to assess the impact of applying a proposed new or revised policy or practice against the needs detailed in the equality duty.</p> <p>See: https://www.gov.uk/government/publications/public-sector-equality-duty-guidance-for-public-authorities</p>
ER	<p>Environmental Report</p> <p>Document required by the Environment Act as part of an environmental assessment, which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme.</p> <p>See: http://www.gov.scot/Topics/Built-Environment/planning/Roles/Scottish-Government/Environmental-Assessment/EIA</p>
EIA Report	<p>Under the 2017 EIA Regulations the terminology changed to 'EIA Reports'.</p> <p>See: https://www.legislation.gov.uk/ssi/2017/102/contents</p>
FLS	<p>Forestry and Land Scotland</p> <p>The public body responsible for advising on and implementing policy for to protect and expand Scotland's forests and to increase their value to society and the environment. They are a statutory consultee for some planning applications and some EIA development.</p> <p>See: https://forestryandland.gov.scot/</p>
FLL	<p>Full Local (planning application)</p> <p>An application for planning permission for 'local development' as defined in the DMRs and Hierarchy of Developments Regulations. The suffix 'FLL' on an application reference number denotes this type of development.</p> <p>See: https://www.legislation.gov.uk/ssi/2009/51/contents/made https://www.gov.scot/publications/scottish-planning-series-circular-5-2009-hierarchy-developments/</p>
FPP	<p>Full Planning Permission</p> <p>An application for full (detailed) planning permission.</p>
FRA	<p>Flood Risk Assessment</p> <p>The requirements for this assessment are set out in SPP as well as specific sites or location in the LDP. The assessment is a risk-based approach to assess and inform development proposals by interrogating and using known information on flooding, together with additional modelling, to ascertain the risk of flooding on a development site or as a consequence of development elsewhere.</p>
GPDO	<p>General Permitted Development Order</p> <p>As explained above. See: https://www.legislation.gov.uk/uksi/1992/223/contents and https://www.gov.scot/publications/circular-2-2024-non-domestic-permitted-development-rights/</p>

GTP	Green Travel Plan A strategy document used by businesses and organisations to identify and promote ways to encourage a range of sustainable and less environmentally damaging, transport modes with an emphasis to reduce dependency on car travel by users of a proposed development.
GW	Gigawatt A unit of power equal to 1 billion watts. Reference is typically made in power generation proposals.
GWDTE	Ground Water Dependent Terrestrial Ecosystems A type of wetlands ecosystem specifically protected under the Water Framework Directive which SEPA have a statutory duty to protect. These are sensitive receptors to the pressures (such as pollutants or water chemical balance/quality change) that are potentially caused by development.
HEEPS	Home Energy Efficiency Programme Scotland A funding programme provides to councils to develop and deliver fuel poverty programs to provide energy efficiency enhancements (such as solid walls insulation) in parts of their area with high levels of fuel poverty, with the aim of reducing fuel poverty and reducing carbon emissions. See: https://www.mygov.scot/energy-saving-funding/warmer-homes-scotland-scheme
HES	Historic Environment Scotland HES are an executive non-departmental public body responsible for investigating, caring and promoting the historic environment. They are a statutory consultee for some planning applications and all EIA development. See: https://www.historicenvironment.scot/about-us/
HESPS	Historic Environment Scotland Policy Statement 2016 Is HES's expression of policy in respect of the built environment to guide the operation of decision making in the planning system. This document is a material consideration in the determination of applications. See: Historic Environment Policy for Scotland: https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/historic-environment-policy-for-scotland-heps/
HLA	Housing Land Audit The Perth and Kinross HLA provides housing land supply information for development plans and for monitoring and reviewing this plan for future housing needs and allocations. The 2023 HLA is the current audit, which can be accessed at: https://www.pkc.gov.uk/media/52505/Housing-Land-Audit-2023/pdf/Housing_Land_Audit_2023.pdf?m=1712143345713
HMA	Housing Market Area Are defined areas of Perth and Kinross determined primarily by housing search patterns – spatial areas in which people live and work. There are five such areas entirely within Perth and Kinross: Greater Perth; Highland; Kinross; Strathearn and Strathmore and Glens.
HNDA	Housing Needs and Demand Audit An audit of the estimated level of new building housing which is used to inform supply targets set out in the Council's Local Housing Strategy and informs planning policy and allocation in the development plan.
HRA	Habitats Regulations Appraisal The 'Habitat Regulations' require competent authorities (such as Perth and Kinross as a planning authority) to assess certain plan (such as the LDP) and projects

	(planning applications) which affect 'Natura Sites'. NatureScot provides advice to the Council as the statutory body responsible in the appraisal process. See: https://www.nature.scot/professional-advice/planning-and-development/environmental-assessment/habitats-regulations-appraisal-hra
IGDL	Inventory Garden Designed Landscapes A statutory inventory compiled by Historic Environment Scotland (HES) of gardens and designed landscapes, grounds consciously laid out for artistic effect that are of national importance. See: https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/gardens-and-designed-landscapes/what-is-the-inventory-of-gardens-and-designed-landscapes/#overview_tab
INNS	Invasive Non Native Species Are defined as animals or plants that have been introduced (deliberately or accidentally) by human activity in to an area in which they do not naturally occur. In Scotland, species are covered by the <i>Wildlife and Countryside Act 1981</i> and the <i>Wildlife and Natural Environment (Scotland) Act 2011</i> . There are legal protections against the release, introduction and growth of the specified species in these acts. See: https://www.sepa.org.uk/environment/biodiversity/invasive-non-native-species/
IPM	In Principle Major (planning application) An application for planning permission in principle for 'major development' as defined in the DMRs and Scottish Planning Series Circular 5 2009: Hierarchy of Developments - gov.scot . The suffix 'IPM' on an application reference number denotes this type of development.
KW (kW)	Kilowatt A unit of power equal to 1000 watts. Reference is typically made in power generation proposals.
LBAP	Local Biodiversity Action Plan The Tayside Biodiversity Action Plan is the relevant plan for Perth and Kinross. The plan has two main aims: to conserve and enhance the region's biodiversity, taking in to account local and national priorities, and to co-ordinate existing actions, as well as initiating and co-ordinating new biodiversity actions. See: https://www.taysidebiodiversity.co.uk/
LBC	Listed Building Consent A mechanism by which an application for consent is made to a planning authority to carry our works to a Listed Building (including demolition, alterations or extensions). Listed Buildings are designated by HES on the basis of a building's architectural or historic interest. The suffix 'LBC' on an application reference number denotes this type of development. See: https://www.historicenvironment.scot/advice-and-support/applying-for-consents/listed-building-consent-and-conservation-area-consent/
LCITP	Low Carbon Infrastructure Transition Programme A strategic programme delivered by the Scottish Government, provided for through The European Regional Development Fund – with matched funding from Europe, and is a partnership between the Government, Scottish Enterprise, Highlands & Islands Enterprise, Scottish Futures Trust and sector specialists. The aim of the project is to stimulate commercial interest and investment in Scotland's potential in the low carbon sector whilst also reducing greenhouse gas emissions. See: https://www.gov.scot/policies/renewable-and-low-carbon-energy/low-carbon-infrastructure-transition-programme/

LDP	Perth and Kinross Local Development Plan 2014 The adopted Local Development Plan for Perth and Kinross. See: https://www.pkc.gov.uk/developmentplan
LDP2	Local Development Plan Review (2018-2023) The review of, and replacement for, the adopted LDP. See: https://www.pkc.gov.uk/ldp2
LEAP	Local Equipped Area for Play Areas of open space/play areas specifically designed and primarily laid out for very young children to play close to where they live.
LLA	Local Landscape Areas Previously called Areas of Great Landscape Value, and recently Special Landscape Areas, LLAs are areas where the scenery is highly valued locally, and local authorities often give these landscapes a local designation. This is to ensure that the landscape is not damaged by inappropriate development, and in some cases encourage positive landscape management. See: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-areas/local-designations/local-landscape-areas
LLTNP	Loch Lomond and The Trossachs National Park Means the area of Perth and Kinross (or the whole park) defined by the Park's statutory boundary (as established in 2002). See: https://www.lochlomond-trossachs.org/
LNR	Local Nature Reserve Are places to enjoy and learn more about local wildlife or geology and can be found in both urban and rural areas and comprise of places such as wetlands, woodlands, meadows or coastal areas. See: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-areas/local-designations/local-nature-reserves
LRB	Local Review Body As explained above under PLANNING APPEALS AND LOCAL REVIEWS section. See: https://www.legislation.gov.uk/ssi/2013/157/contents/made the Council's LRB guidance: https://www.pkc.gov.uk/localreviewbody along with LRB fees : https://www.legislation.gov.uk/ssi/2025/126/contents/made#:~:text=These%20Regulations%20make%20provision%20for%20the%20payment%20of,to%20be%20calculated%20in%20accordance%20with%20the%20schedule .
LTS	Local Transport Strategy A policy for the long-term planning of the transport network in Perth and Kinross. See: https://www.pkc.gov.uk/article/17627/Transport-planning-Policy-and-strategy
LVIA	Landscape Visual Impact Assessment LVIA is a technique used to assess the effects of change on the landscape; for example a wind farm proposal or large urban extension. This can be a stand-alone assessment or is commonly integrated within an ES/EIA Report or Design Statement. See: https://www.nature.scot/professional-advice/landscape/landscape-tools-and-techniques/landscape-and-visual-impact-assessment
MDPO	Modification or Discharge of Planning Obligation An application known as an 'MDPO' (or MPO) can be submitted to the planning authority seeking to discharge or modify all or part of a planning obligation (S75). The consideration of such applications will have regard to material considerations at the time of submission, such as changes in circumstances, development viability and any changes to national policy of LDP policy.
MIR	Main Issues Report

	<p>Forms an early stage of the preparation of a new LDP to identify the main land use planning issues within our area.</p>
MW	<p>Megawatt</p> <p>A unit of power equal to 1 million watts. Reference is typically made in power generation proposals.</p>
NDEEP	<p>Non Domestic Energy Efficiency Programme</p> <p>A framework for procurement developed by Scottish Procurement to facilitate the implementation of Non-Domestic Energy Efficiency (NDEE) to the Scottish public sector. The framework provides a range of energy efficiency works and technical solutions to provide retrofit solutions to buildings to improve or enhance energy efficiency (for example, heating, cooling, lighting, water etc.)</p> <p>See: https://www.gov.scot/policies/energy-efficiency/energy-efficiency-in-non-domestic-buildings/</p>
NEAP	<p>Neighbourhood Equipped Areas for Play</p> <p>Areas of open space/play areas specifically designed and primarily laid out with features including equipment for children who are beginning to go out and play independently close to where they live but also with opportunities for younger children as well.</p>
NIA	<p>Noise Impact Assessment</p> <p>A statement which assesses the impact of a proposed development on neighbouring noise sensitive property – such as dwellings – and indeed for dwellings proposed as part of the development (from noise sources such as road, railways and industrial activity).</p>
NNR	<p>National Nature Reserve</p> <p>The NNR designation applies to the best wildlife sites in Scotland; most reserves have habitats or species interest that are nationally or internationally important. These areas are well managed to maintain this habitat and biodiversity value; however, people are encouraged to enjoy these spaces.</p> <p>See: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-areas/national-designations/national-nature-reserves</p>
NPF	<p>National Planning Framework 3</p> <p>As explained above. NPF 3 is the spatial expression of the Government's economic strategy and sets out a long-term vision for development and investment across Scotland over the next 20-30 years.</p> <p>See: https://www.gov.scot/publications/national-planning-framework-3/</p>
NRDG	<p>National Roads Development Guide</p> <p>The guide supports the implementation of the Government's policy as expressed in Designing Streets toolkit: guidance and templates - gov.scot (which generally seeks to remove reliance on and design centred upon vehicular with street designs) and expands on its principles for use within developments.</p> <p>See: https://www.scotsnet.org.uk/_data/assets/pdf_file/0035/45998/National-Roads-Development-Guide.pdf http://www.snh.gov.uk/protecting-scotlands-nature/looking-after-landscapes/tools-and-techniques/landscape-visual/ and https://localapps.pkc.gov.uk/internet/flashmag/Councils/Nationalroadsguide/NRD_G_2015.pdf</p>
NSA	<p>National Scenic Area</p> <p>There are 40 NSAs in Scotland that cover 13% of the country; 4 of which lie wholly within Perth and Kinross (Loch Rannoch & Glen Lyon; Loch Tummel; River Tay and River Earn) and 1 partly within the area (Ben Nevis & Glen Coe). The purpose of NSA designation is to identify our finest scenery and to protect it from inappropriate development.</p>

	<p>See: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-areas/national-designations/national-scenic-areas</p>
NTS	<p>Non-Technical Summary (of EIA Report)</p> <p>A statutory requirement which must form part of an ES/EIA Report which must summarise the key aspects of an EIA development proposal, the main likely significant effects and details of any mitigation measures – written in clear, jargon free language.</p>
PAC	<p>Pre-Application Consultation</p> <p>A statutory requirement for all ‘Major’ development. PAC is the process of undertaking targeted consultation with the local community in which a development is proposed, to at least the minimum standard set out in the DMRs or with any additional measures required by the planning authority. This consultation activity must be undertaken in advance of a Major application being submitted, and the findings or comments received must be included and addressed in a ‘PAC Report’ submitted with this application.</p> <p>See Council guidance on Major development:</p> <p>https://www.pkc.gov.uk/media/3509/Guide-to-Pre-Application-Consultation/pdf/Guide_to_Pre-application_consultation_updated_Aug_2025.pdf?m=1756831250400</p>
PAN	<p>Planning Advice Note</p> <p>A series of advice notes prepared by the Scottish Government providing advice on different topics within town planning. A current list is maintained by the Government, see: https://www.gov.scot/collections/planning-advice-notes-pans/</p>
PAS	<p>PAS (formerly Planning Aid Scotland)</p> <p>A registered charity providing independent planning advice and community liaison projects and support – such as school initiatives and mediation for communities.</p> <p>See: https://www.pas.org.uk/</p>
PD	<p>Permitted Development</p> <p>As explained above – development that is permitted by virtue of General Permitted Development Order.</p>
PDRs	<p>Permitted Development Rights</p> <p>As explained above.</p> <p>See: Householder: https://www.gov.scot/publications/circular-1-2024-householder-permitted-development-rights/ and</p> <p>Non-Domestic: https://www.gov.scot/publications/circular-2-2024-non-domestic-permitted-development-rights/</p>
PHEV	<p>Plugin Hybrid Electric Vehicle</p> <p>These vehicles use batteries to power an electric motor whilst also using another fuel, such as petrol or diesel, to power a conventional combustion engine to provide a ‘hybrid’ power source. The car’s power battery can be recharged at special charging stations or typical electric power sources using a power lead.</p>
PLI	<p>Public Local Inquiry</p> <p>A discretionary, and in some cases compulsory, part of the planning appeals and LDP Examination process. Further explained in guidance referred to in the ‘Planning Appeals and Review’ section above.</p> <p>See: https://www.gov.scot/publications/energy-consents-how-to-apply/pages/public-local-inquiry/</p>
PoAN	<p>Proposal of Application Notice</p> <p>A formal notice served by an applicant for a Major development; the serving of this notice indicated the possibility of the proposal coming forward as a planning application but serves as the statutory commencement of the ‘PAC’ process</p>

	<p>discussed above. A planning application cannot be submitted prior to 12 weeks' from the serving of this notice to the planning authority.</p> <p>See Council guidance on Major development:</p> <p>https://www.pkc.gov.uk/media/3525/Proposal-of-Application-Notice/pdf/PAN_form - Aug 2025.pdf?m=1756831301253</p>
POS	<p>Public Open Space</p> <p>A term used to cover greenspace consisting of any vegetated land or structure, water, path, geological feature within and on the edges of settlements – such as parkland, play areas and amenity landscape or woodlands. Also includes civic spaces consisting of squares, market places and other paved or had landscape area with a civic function. Some spaces provide both 'green' and civic elements. Public open spaces are valued for social, environmental and economic benefits they bring.</p>
PPA	<p>Planning Processing Agreement</p> <p>A project management tool for a planning application. The agreement can set out the key processes (stages) involved in determining an application; identify what information is required (for both the applicant and planning authority); and set out timescales for the delivery of key stages – ultimately to cover the determination period, which can be an agreement to extend this beyond the statutory determination timescale.</p> <p>See: https://www.gov.scot/publications/planning-circular-3-2022-development-management-procedures/pages/7/ and Perth and Kinross Council's guidance: https://www.pkc.gov.uk/media/19121/Planning-Processing-Agreement-guidance/pdf/Guide_to_the_use_of_planning_processing_agreements.pdf?m=636099617015500000</p>
PPF	<p>Planning Performance Framework</p> <p>Was developed by Heads of Planning Scotland (HOPS) in conjunction with the Scottish Government. The framework involves a mixture of qualitative and quantitative measures as a toolkit of performance indicators. All planning authorities are required to report and submit a PPF to the Government annually.</p> <p>See:</p> <p>https://www.pkc.gov.uk/planningperformance#:~:text=The%20planning%20performance%20frameworks%20report%20on%20a%20mix,reports%20from%20the%20Scottish%20Ministers%20are%20also%20available.</p>
PPP	<p>Planning Permission in Principle</p> <p>A type of planning application seeking to establish the principle of development. The suffixes 'IPL' and 'IPM' on application reference numbers denotes this type of development, for Local and Major development respectively.</p>
PTF	<p>Perth Transport Futures</p> <p>An integrated series of measures to address Perth's long-term transportation need and ensure Perth's growth does not compromise the national trunk road network. The project is divided in to four phases: 1) A9/A85 Junction Improvements & Bertha Park Link Road; 2) Cross Tay Link Road (CTRL); 3) Bertha Park connection to A9, and; 4) Associated city centre improvements.</p> <p>See: https://www.perthtransportfutures.co.uk/</p>
RBMP	<p>River Basin Management Plan</p> <p>Plans seek to protect and improve water environment in a way that balances costs and benefits to the environment, society and the economy. Initiatives in Perth and Kinross to this end include the Loch Leven Catchment Management Plan (1999); <i>LDP Policy EP7: Drainage within the Loch Leven Catchment Area</i> seeks to implement this balance for new development.</p>
RCC	<p>Road Construction Consent</p>

	<p>Anyone wishing to construct a new road or widen an existing road must obtain Road Construction Consent before construction, regardless of whether the new road is to be adopted by the Council. This process can commence at any time but typically occurs alongside or after an application for planning permission (where this is also necessary).</p> <p>See: https://www.pkc.gov.uk/article/17630/Road-construction-consent-guide</p>
RIA	Retail Impact Assessment A means of establishing the potential commercial impact of a proposed new retail development on existing and committed (projects with planning permission but not yet implemented) retail developments. The information in the assessment assist the determination of an application against policy criteria – notably in terms of assessing the impact of the proposed development on the vitality and viability of town centres or district centres.
RSA	Road Safety Audit The formal safety performance examination of an existing or future road; it qualitatively estimates and reports on potential road safety issues and identifies opportunities for improvements in safety for all users.
RScA	Roads (Scotland) Act The principal piece of legislation governing roads matters in Scotland, including statutory definitions and includes processes for the management and consenting of new roads and provides powers to the roads authority (Perth and Kinross Council).
RSL	Registered Social Landlord A housing association or housing cooperative that is registered with the Scottish Housing Regulator. All RSLs are not-for-profit organisations aiming to provide good, low-cost accommodation for people who really need it.
RTS	Regional Transport Strategy Is published by TACTRAN, the regional transport partnership that covers the areas of Angus, Dundee City, Perth & Kinross and Stirling. The RTS sets out a vision for improving the region's transport infrastructure, services and other facilities over the period to 2036.
S75	Section 75 Planning Obligation An obligation (legal agreement) between a developer, the planning authority and anyone else with an ownership interest in the relevant planning application. Obligations secure and deliver planning objectives that cannot be done through planning conditions, or are better secured through an obligation. S75s are most commonly used to secure the payment of developer contributions – such as contributions towards improvements to school facilities – and delivery of affordable housing. The obligation 'lies with the land' and is tied to successive owners of this land unless fully met or discharged – 'MDPO' above refers.
SAC	Special Areas of Conservation These sites, designated under the Habitats Directive, are together with Special Protection Areas (SPAs) , are called Natura sites and they are internationally important for threatened habitats and species.
SCOTS	Society of Chief Officers of Transportation in Scotland A strategic body comprising of transportation professionals from all the 32 councils and the seven regional transport partnerships. The society's work involves

		improving performance and innovation in the design, delivery and maintenance of transportation systems. SCOTS produced the National Road Development Guide (NRDG). https://www.scotsnet.org.uk/_data/assets/pdf_file/0035/45998/National-Roads-Development-Guide.pdf
SDP	Strategic Development Plan – TAYplan	TAYplan is the Strategic Development Planning Authority (SDPA) which, in addition to Perth and Kinross, covers the Angus, Dundee and north Fife administrative council areas. The Authority produces TAYplan as a statutory document concerned with the strategic land-use planning for these areas. See: https://www.gov.scot/publications/strategic-development-plan-tayplan/
SEA	Strategic Environmental Assessment	As discussed above. See: https://www.gov.scot/policies/environmental-assessment/strategic-environmental-assessment-sea/
SEEP	Scottish Energy Efficiency Programme	A Government funded coordinated programme of work seeking to both improve the energy efficiency of homes and buildings in the commercial, public and industrial sectors in Scotland whilst also decarbonising heat provision over a long term. See: https://www.gov.scot/publications/national-infrastructure-priority-energy-efficiency-scotlands-energy-efficiency-programme/
SEI	Supplementary Environmental Information (EIA)	Further environmental information to support a submitted EIA Report/ES provided to the planning authority by the applicant on specific topics. 'EIA' above refers.
SEPA	Scottish Environment Protection Agency	A non-departmental body of the Scottish Government, SEPA's statutory role is to make sure the environment and human health are protected through using natural resources and services in a sustainable way. They are a statutory consultee for some planning applications and all EIA development. See: https://www.sepa.org.uk/
SFT	Structures and Flooding Team	Implements the Council's duties under the Flood Risk Management (Scotland) Act 2009, which includes preparation of local Flood Risk Management Plan, its implementation, maintenance of flooding and drainage infrastructures and assist the Council and residents with flood events. They also provide consultee advice on some planning applications and EIA development. See: https://www.pkc.gov.uk/article/14718/Flooding-duties-and-responsibilities
SG	Supplementary Guidance (to the Local Development Plan)	Expands upon existing policies and proposals and is used to support the content of the LDP. It is particularly important when extensive detail is required for a specific area, e.g. development briefs, design guides and masterplans. See: https://www.pkc.gov.uk/ldp2guidance for adopted guidance.
NS	NatureScot	A public body, funded by Scottish Government, responsible for the country's natural heritage. It advises the Government, and acts as a government agency, in the delivery of conservation designations, such as National Parks, SSSIs, SACs and SPAs. They are a statutory consultee for some planning applications and all EIA development. See: https://www.nature.scot/

SoD	Scheme of Delegation As explained above. See: https://www.pkc.gov.uk/media/39295/Development-Management-Planning-Applications-Decisions-Scheme-of-Delegation-Oct-2016-pdf/DM_Scheme_of_Delegation_Oct_2016.pdf?m=636295745147800000
SPA	Special Protection Area A designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain particularly threatened birds. See: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-areas/international-designations/european-sites/special-protection-areas-spas
SPP	Scottish Planning Policy As explained above. See: https://www.gov.scot/publications/scottish-planning-policy/pages/2/
SSSI	Sites of Special Scientific Interest Areas of land and water (to the seaward limits of local authority areas) designated by Scottish Natural Heritage under the Nature Conservation (Scotland) Act 2004 where it is considered to best represent our natural heritage - its diversity of plants, animals and habitats, rocks and landforms, or a combinations of such natural features. See: https://www.nature.scot/professional-advice/protected-areas-and-species/protected-areas/national-designations/sites-special-scientific-interest-sssis
STAG	Scottish Transport Appraisal Guidance Provide transport practitioners working on transport projects, or any other interested party, with access to the latest information and guidance that they will need when developing and assessing transport schemes and strategies. See: https://www.transport.gov.scot/publication/scottish-transport-appraisal-guidance-managers-guide/
SUDS	Sustainable Urban Drainage Systems An approach to managing drainage in and around properties and other developments and can include a number of stand-alone or in combination drainage infrastructure – common features include basins and swales. SUDS work by controlling water that runs off from a site, allowing natural processes to break down pollutants. SUDS are a statutory requirement for development and their use is regulated by SEPA. See: https://www.sepa.org.uk/regulations/water/diffuse-pollution/diffuse-pollution-in-the-urban-environment/
SVDLS	Scottish Vacant and Derelict Land Survey A data collection undertaken to establish the extent and state of vacant and derelict land in Scotland. Its purpose is to provide the evidence base for monitoring the extent and state of urban vacant and derelict land, the remediation of vacant and derelict land and progress in bringing it into re-use, and to inform the programming of rehabilitation, planning and reuse of urban vacant and derelict sites.
SW	Scottish Water A statutory corporation that provides water and sewerage services across Scotland. It is accountable to the public through the Scottish Government. They are a statutory consultee for some planning applications and EIA development.
SWMP	Site Waste Management Plan

	Regulations require extractive waste generated through mining activity requires to account for in planning applications through a site WMP . SEPA act as a consultee in the planning process and regulator for the handling of extractive waste materials.
TA	Transport Assessment Developments can have some form of transport implication. The links between land use and transport the likely transport impacts of development proposals need to be identified and dealt with as early as possible in the planning process, which for larger scale developments is addressed through a TA .
TAN	Technical Advice Note A series of advice prepared by the Scottish Government providing advice on the technical implementation of advice or a range of topics within town planning, such as the assessment of noise. A separate set of TANs is maintained by HES for the conservation of historic buildings.
TCPSA	Town and Country Planning (Scotland) Act 1997 As discussed above, is the primary legislation that governs town planning matters in Scotland. See: https://www.legislation.gov.uk/ukpga/1997/8/contents
TERS	Tay Estuary Rail Study An Extended Tay Estuary Rail Study (TERS) is a STAG type appraisal that was completed in June 2009. This study proposed a package of more stopping services in the TACTRAN area; see ' Regional Transport Strategy ' above. An updated business case was published in March 2011, which includes proposals to provide additional services to and from Perth.
TPO	Tree Preservation Order A planning authority may make a TPO under Section 160 of the Planning Act if it appears to them to be expedient in the interest of amenity and/or that the trees, groups or woodlands are of cultural or historical significance.
TRN	Trunk Road Network The network of major roads in Scotland, the maintenance, upgrading and monitoring is the responsibility of Transport Scotland. See: https://www.transport.gov.scot/transport-network/roads/
TRO	Traffic Regulation Order A statutory order implemented by Perth and Kinross Council as the roads authority for local roads or Transport Scotland for trunk roads. TROs impose traffic restrictions such as road closures, introduction or varying of speed limits, prohibition of turns (such as right turns and U-turns) and introduction of waiting or loading restrictions.
TS	Transport Scotland Is an executive agency of the Scottish Government and is the national transport agency for Scotland responsible for all transport related matters. They are accountable to the Scottish Ministers. They are a statutory consultee for some planning applications and all EIA development. See: https://www.transport.gov.scot/
ULEV	Ultra-Low Emission Vehicle Defined by the Office for Low Emission Vehicles ('OLEV': UK Government, Department for Transport) as a motor vehicle that uses low carbon technologies, emits less than 75 grams of CO ₂ /kilometre and is capable of operating in 0 grams / kilometre for at least 10 miles. Vehicle types included in this category are electric vehicles (EVs); hybrids; Plugin Hybrid Electric Vehicle (PHEV above); and range extended electric vehicles.

See: <https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>

W	Watt
	A unit of power quantifying the rate at which energy is generated or consumed.
ZTV	Zone of Theoretical Visibility A computer-generated tool to identify the likely (or theoretical) extent of visibility of a development. The elevation (or a set of elevations) of the development is tested against a 2D or 3D terrain model and the 'visibility' is illustrated on overlays on Ordnance Survey (OS) maps or plans. The tool is used to inform the LVIA aspect of determination planning applications in regards to landscape and visual impacts and is very common for wind energy developments (turbines) and other large scale proposals.

Table 2: Glossary of planning acronyms and definitions

A number of terms are used within the **Perth and Kinross Local Development Plan 2 2019 (LDP2)** that are commonly referred to in committee reports and reports of handling. These are listed in the Glossary to the LDP (Page 326), which can be accessed at:

<https://www.pkc.gov.uk/lkp2>

Some of the most common are also used in other planning documents – for the avoidance of doubt their use and definition in all Perth and Kinross reports refers to the LDP2 definition unless otherwise stated. Table 2 reproduces all of the LDP2 definitions, together with others in common use, here for ease of reference:

Terminology	Definition
Affordable Housing	Housing of a reasonable quality that is affordable to people on modest incomes. Social rented housing or housing which costs less than market value, including shared ownership/equity products; some affordable housing needs are also met in the private rented sector at rents below market levels.
Allocation	Land identified as appropriate for a specific land use.
Ancillary Retail Use	A subsidiary or secondary use or operation closely associated with the main use of a building or piece of land. In employment areas the ancillary retail use should be unlikely to draw trade from the town centre and should: be for goods manufactured or substantially finished on the premises; or be ancillary trade counter or sales space; and the sales area should have a combined maximum gross sales floorspace of no more than 25%.
Article 4 Direction	Direction removing some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by local planning authorities.
BESS	Battery Energy Storage System, referring to large-scale battery installations that store electricity for grid stability, renewable integration, and peak demand management.
Biodiversity	The variety of life on Earth at all its levels, from genes to ecosystems, and the ecological and evolutionary processes that sustain it.

BREEAM	The Building Research Establishment Environmental Assessment Method (BREEAM) assessment process evaluates the procurement, design, construction and operation of a development against targets that are based on performance benchmarks.
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 within the settlement boundary where further intensification of use is considered acceptable.
Borrow Pit	A temporary mineral working to supply material for a specific construction project.
Climate Change	A change in the 'average weather' that a given region experiences. Average weather includes all the features we associate with the weather such as temperature, wind patterns and precipitation.
Commercial Centre	These are distinct from town centres as their range of uses and physical structure makes them different in character and sense of place. They generally have a more specific focus on retailing or on retailing and leisure uses. Examples of commercial centres include out-of-centre shopping centres, commercial leisure developments, mixed retail and leisure developments, retail parks and factory outlet centres.
CTLR Committed Project	When all funding, land required for the scheme, statutory approvals, trunk road orders and consents are in place, a contractor appointed and construction on site has commenced.
Comparison Retailing	The provision of items not on a frequent basis. These include clothing, footwear, furniture, furnishings and household equipment (excluding non-durable household goods) medical and pharmaceutical products, therapeutic appliances and equipment; educational and recreation equipment and accessories; books, newspapers and magazines; goods for personal care.
Convenience Shopping	Broadly defined as food shopping, drinks, tobacco, newspapers, magazines, and confectionery, purchased regularly for relatively immediate consumption.
Contaminated Land	Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.
Density	The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.
Design Statement	A design statement can be made at a pre-planning application stage by a developer, indicating the design principles upon which a proposal is to be based. It may also be submitted in support of a planning application.
District Heating/Heat Networks	System for distributing heat generated in a centralised location for residential and/or commercial heating requirements such as space heat and water heating.
Effective Housing Land Supply	Effective housing land supply is the part of the established housing land supply which is free or expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

Environmental Impact Assessment	Environmental Impact Assessment (EIA) is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects arising from a proposed development.
Environmental Designations	Environmental Designations protect natural heritage (including biodiversity and habitats) through statutory powers. Examples include Ramsar Sites, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).
Environmental Report	Document required by the Environment Act as part of an environmental assessment, which identifies, describes and evaluates the likely significant effects on the environment of implementing a plan or programme.
Essential Civil Infrastructure	Buildings, structures and facilities supporting key public services such as hospitals, fire stations, schools, care homes, telecommunications equipment, etc. which need to be available to deal with civil emergencies.
Flood	The temporary covering by water from any source of land not normally covered by water, but does not include a flood solely from a sewerage system (Source: Flood Risk Management (Scotland) Act 2009).
Flood Risk	The combination of the probability of a flood and of the potential adverse consequences, associated with a flood, for human health, the environment, cultural heritage and economic activity.
Freeboard Allowance	A height added to the predicted level of a flood to take account of the height of any waves or turbulence and the uncertainty in estimating the probability of flooding. In Perth and Kinross, the freeboard allowance is 600 mm to property floor levels and 300 mm to garden levels.
Functional Flood Plain	Areas of land where water flows in times of flood, which should be safeguarded from further development because of their function as flood storage areas. For planning purposes, the functional flood plain has a greater than 0.5% (1:200) probability of flooding in any year (Source: SPP).
Green Infrastructure	The network of protected sites, green spaces and linkages which provide for multi-functional uses relating to ecological services, quality of life and economic value.
Greenfield Sites	Sites which have never been previously developed, or are fully restored derelict land.
Hot Sediment Aquifer (Geothermal)	Underground sedimentary basin conditions which offer potential for geothermal energy use.
Housing Market Area (HMA)	A geographical area which is relatively self-contained in terms of reflecting people's choice of location for a new home i.e. a large percentage of people settling in the area will have sought a house only in that area.
ICNIRP Guidelines	The International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines given recommendations regarding limiting exposure to and absorption of the high-frequency energy fields emitted by mobile phone communication base stations.
Inert Waste	Waste not undergoing significant physical, chemical or biological changes following disposal, as it does not adversely affect other matter that it may come into contact with, and does not endanger surface or groundwater.
Infill Development Infrastructure	The development of a relatively small gap between existing buildings.
	Services and facilities needed to allow development to take place. This can include roads, sewers, planting, schools, open space, bus services,

	community halls and waste management considerations such as mini-recycling centres etc.
Low and Zero Carbon Generating Technologies Masterplan	Low and Zero Carbon Generating Technologies are energy-producing technologies utilised for a range of buildings and which have a low or zero carbon impact. Examples include solar panels, heat pumps and domestic wind turbines.
Material Consideration	A type of planning brief outlining the preferred usage of land and the overall approach to the layout of a developer. To provide detailed guidance for subsequent planning applications.
Mitigation	A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.
Monitoring	Measures to avoid reduce or offset significant adverse effects on the environment.
National Planning Framework	Activities undertaken after the decision is made to adopt the Plan or programme to examine its implementation. For example, monitoring to examine whether the significant environmental effects occur as predicted or to establish whether mitigation and enhancement measures are implemented and are working.
Natura Site	The Scottish Government's strategy for the long-term development of Scotland's towns, cities and countryside. The NPF is about shaping Scotland's future and is concerned with how Scotland develops over the next 20 years and how to make that possible. The NPF identifies key strategic infrastructure needs to ensure that each part of the country can develop to its full potential.
Noise Sensitive Land Uses	A Special Area of Conservation or a Special Protection Area.
	Receptors where people or operations are particularly susceptible to noise.
	Examples include housing, hospitals, educational establishments, offices, places of worship and nursing homes, some livestock farms and areas that have been relatively undisturbed by noise (Source Planning Advice Note 1/2011: planning and noise).
Objective	A statement of what is intended, specifying the desired direction of change.
Out-of-centre	A location that is clearly separate from a town centre but within the urban area, including programmed extensions to the urban area in approved or adopted development plans.
Planning Obligations	Restricting or regulating the development or use of land by requiring operations or activities to be carried out; or by requiring the land to be used in a specific way (Source: Town & Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006). Planning Obligations may be wide-ranging but must meet all of the policy tests set out in Planning Circular 3/2012: Planning obligations and good neighbour agreements.
Precautionary Principle	The assumption that an activity or development might be damaging unless it can be proved otherwise.
Prime Quality Agricultural Land	Prime agricultural land is agricultural land identified as being of Class 1, 2 or 3.1 in the land capability classification for agriculture as developed by the Macaulay Land Use Research Institute.
Ramsar Sites	A wetlands area designated under the Ramsar Convention on Wetlands of International Importance.
Retail Park	An out-of-town centre group of three or more stores selling primarily non-food goods, with a shared car park.
Riparian	Ownership of the land forming the side of a river channel or watercourse,

Ownership	this extends to culverted or piped systems running through private ground to which are attached legal and other responsibilities relating to flood prevention and land drainage.
Scheduled Monument	A scheduled monument is a monument of national importance that Scottish Ministers have given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.
SEA Act	Environmental Assessment (Scotland) Act 2005.
SEA Directive	Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment".
Shadow Flicker	The 'on-and-off' flickering effect of a shadow cast when the sun passes behind the rotor of a wind turbine.
Site of Special Scientific Interest (SSSI)	An area of land or water (to the seaward limits of local authority areas) that NatureScot (NS) considers to best represent our natural heritage – its diversity of plants, animals and habitats, rocks and landforms, or a combination of such natural features. They are the essential building blocks of Scotland's protected areas for nature conservation. Many are also designated as Natura sites. A SSSI is designated by SNH (now NatureScot) under the provisions of the Nature Conservation (Scotland) Act 2004.
Social, Cultural and Community Facilities	Facilities providing an important public resource for a community and which, in the case of proposed facilities, are of a scale and location appropriate to the community to be served. Such facilities are primarily those currently within Classes 10 (Non-residential institutions), and 11 (Assembly and Leisure) of the Town and Country Planning (Use Classes) (Scotland) Order 1997, as well as conventional healthcare uses and theatres.
Special Area of Conservation (SAC)	A strictly protected site designated under the European Council Habitats Directive (Directive 92/43/EEC). A SAC is classified for habitats and species (excluding birds) which are considered to be most in need of conservation at a European level and are listed in Annexes of the Directive.
Special Protection Area (SPA)	A strictly protected site designated under the provisions of Article 4 of the European Council Birds Directive (Directive 2009/147/EC). A SPA is classified for rare and vulnerable birds, as listed at Annex I of the Directive, and for regularly occurring migratory bird species.
Strategic Environmental Assessment (SEA)	Involves the preparation of an environmental report in which the likely significant effects on the environment of implementing the Plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the Plan or programme, are identified, described and evaluated
Suburbanisation Supplementary Guidance	The outward growth of urban development into surrounding villages and towns. Guidance prepared by the Council, which supplements the guidance given in the Local Development Plan, and has equal weight in decision making.
Sustainable Development	This concept recognises that achieving economic growth has to be done in such a way that does not harm the environment or squander the natural resources we depend on, whilst at the same time distributing the wealth this creates equally to improve quality of life now and in the future.
Sustainable Urban Drainage Systems (SUDS)	A range of techniques for managing the flow of surface water run-off from a site by attenuation, settlement or treatment on site, and so reducing the flow to receiving watercourses and conventional piped drainage systems (Source: The Water Environment and Water Services (Scotland) Act 2003).
Tourism-Related	Development in hospitality, leisure and retail facilities and infrastructure

Development	where the primary purpose is to attract tourism visits (overnight and/or leisure day visits) thereby generating revenues and employment within the local economy.
Town Centre	The term 'town centre' is used to cover city and town centres which provide a broad range of facilities and services and which fulfil a function as a focus for both the community and public transport. Local development plans will define the precise boundaries of the centre. It excludes retail parks, neighbourhood centres and small parades of shops of purely local significance.
Transport Assessment	A transport assessment is a comprehensive and consistent review of all the potential transport impacts of a proposed development or redevelopment, with an agreed plan to reduce any adverse consequences.
Universal Service Obligation	The Government announced in November 2016 its intention to introduce by 2020 at the latest a right to an affordable and fast broadband connection on demand, at a minimum speed of 10 Mbps, up to a reasonable cost threshold no matter where the location (Source: Department for Culture, Media & Sport, A new broadband Universal Service Obligation statement of intent, 11 October 2016).
Vitality and Viability (town centres)	Vitality is a reflection of how busy a centre is at different times and in different parts. Viability is a measure of its capacity to attract ongoing investment, for maintenance, improvement and adaption to changing needs
Water Resistant Materials	Materials which are either unaffected by flood water or recover relatively undamaged after flooding.
Watercourse	Includes all rivers, streams, ditches, cuts, culverts, dykes, sluices and passages through which water flows, including artificial watercourses and underground watercourses (Source: The Water Environment and Water Services (Scotland) Act 2003).
Wellbeing	A holistic, subjective state which is present when a range of feelings, (among them energy, confidence, openness, enjoyment, happiness, calm, and caring) are combined and balanced.
Windfall Site	The term 'windfall sites' is used to refer to those sites which become available for development unexpectedly and are therefore not included as allocated land in the development plan. For example, a bus depot may shut down or an industrial site become vacant which may provide a suitable location for housing.

Table 3: Application types and their suffixes

Application type	Application suffix
Section 42 application – householder and local	42L
Section 42 application - major	42M
Advertisement Consent	ADV
approval of matters spec local	AML

approval of matters spec major	AMM
Certificate of Lawful Use (Existing)	CLE
Certificate of Lawful Use (Proposed)	CLP
Conservation Area Consent	CON
Electricity Consent Unit (Scottish Government) - Section 36	ECU36
Electricity Consent Unit (Scottish Government) - Section 37	ECU37
Planning Permission local (including householder)	FLL
Planning Permission major	FLM
Planning Permission national	FLN
Hazardous Substances Consent	HS
Planning Permission in Principle local	IPL
Planning Permission in Principle major	IPM
Listed Building Consent	LBC
Prior Approval Agriculture	PAA
Prior Approval Demolition	PAD
Prior Approval Forestry	PAF
Prior Approval Wind Turbines (householder)	PAH
Proposal of Application Notice	PAN
Prior Approval Statutory Undertakers	PAS
Prior Approval Telecommunications	PAT
Prior Approval Recharging Vehicles	PAV
Prior Approval Windows	PAW
Prior Notification Agricultural	PNA
Prior Notification Demolition	PND
Prior Notification Forestry	PNF
Prior Notification Wind Turbines (householder)	PNH
Prior Notification Statutory Undertakers	PNS
Prior Notification Telecommunications	PNT
Prior Notification Recharging Vehicles	PNV
Prior Notification Replacement Windows	PNW
Screening Opinion	SCRN
Scoping Opinion	SCOP
Tree Works	TW