

under construction, sites with planning consent, sites in adopted local plans and where appropriate other buildings and land with agreed potential for housing development.

European sites – Nature conservation sites designated under European Union directives.

Farm, croft and estate development programmes – an informal mechanism recognised by this plan for presenting development and land use proposals in support of planning applications and for other land management purposes on agricultural, crofting land and estate land (potentially also for ‘community trust’ land).

Flight paths – can relate to identified flight paths for aircraft which will normally be safeguarded by civil aviation safeguarding zones; can also relate to identified flight paths of protected bird species e.g. geese (see also caution area for specially protected bird species).

Foreshore – for the purposes of this plan, the land between the Mean Low Water Springs and Means High Water Springs – see also ‘natural foreshore’.

Greenbelt – a development control zone which under the Argyll and Bute Structure Plan and this local plan, comprises a substantial area of countryside peripheral to the settlements of Cardross, Helensburgh, Rhu and Shandon; within this greenbelt pressure for development is considerable and the development plan policy is to resist urban expansion having regard to: the community value; settlement separation/ setting; urban containment; and countryside management.

Greenfield development – development on greenfield sites.

Greenfield sites – these are sites which have never been previously developed or used for an urban use, or are on land that has been brought into active or beneficial use for agriculture or forestry i.e. fully restored derelict land. In the main, greenfield sites are located in the Argyll and Bute countryside but can also comprise greenfield rounding-off and allocation sites on the periphery of, but within, the boundaries of settlements.

Guidelines – a document containing advice which informs decision-making and the interpretation and application of plan-based policy or strategy; guidelines are to guide and do not have the prescriptive status of policy or strategy for the purposes of this plan i.e. a planning application may be refused for policy reasons but not purely for conflict with guidelines standards unless such guideline standards are incorporated into the policy.

Habitats – the space and territory containing the biological systems and range of life stages and activities of particular species of flora and fauna.

Health and safety zone – an area wherein under the remit of the Health and Safety Executive there are consultative arrangements and restrictions on development and land use having regard to the presence of an established land use operation.

Housing market areas – a geographical area which is relatively self-contained in terms of housing demand i.e. a large percentage of people moving house or settling in the area will have sought a dwelling only in that area.

Inbye land – includes locally important agricultural land which has been cultivated and which usually has been fenced or walled.

Infill development – new development positioned largely between other substantial buildings and this new development being of a scale subordinate to the combined scale of the development on either side of the site.

Inventory of gardens and designed landscapes – a representative sample of important historic gardens or landscapes including private gardens, parks, policies in country estates and botanical gardens;

Isolated coast – an area corresponding to the wild, remote and undeveloped coastal areas valued for these qualities as well as for any distinctive landward or seaward natural resources they may contain – this area is coincident with the coastal sectors of the very sensitive countryside zone as identified by this plan.

Isolated quality – a quality applied by this plan to a countryside or coastal area, which is isolated by way of being essentially undeveloped, remote from less isolated territory.

Key environmental features – prized or vital features of natural or built heritage (including biodiversity, settlement pattern and environment vital to human health); this plan seeks to sustain these features in their present or enhanced condition for at least the next 20 years (measured from the time of development proposals) for the benefit of existing and future generations with a focus on sustaining scarce non-renewable resources.

Key settlements – the collective term for the six main towns and five small towns and villages where the Argyll and Bute Structure Plan and this local plan seeks to focus employment-led investment and to concentrate development opportunity.

Listed buildings – buildings which are statutorily protected (currently under the Planning