



5 Glossary



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.	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.
Allocation	Land identified as appropriate for a specific land use.	Borrow Pit	A temporary mineral working to supply material for a specific construction project.
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%.	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.
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.	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.
Biodiversity	The variety of life on Earth at all its levels, from genes to ecosystems, and the ecological and evolutionary processes that sustain it.	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.
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.	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.	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.
Contaminated Land	Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.	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).
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.	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.
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.	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.
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.	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).
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.	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, ie 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 give 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

The development of a relatively small gap between existing buildings.

Infrastructure

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

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.

Masterplan

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.

Material Considerations

A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

Mitigation

Measures to avoid reduce or offset significant adverse effects on the environment.



Monitoring

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.

National Planning Framework

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

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 are 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

Sites designated under the European Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.

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

Ownership of the land forming the side of a river channel or watercourse, 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.	Supplementary Guidance	Guidance prepared by the Council, which supplements the guidance given in the Local Development Plan, and has equal weight in decision-making.
SEA Act	Environmental Assessment (Scotland) Act 2005.	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.
SEA Directive	Directive 2001/42/EC <i>"on the assessment of the effects of certain plans and programmes on the environment"</i> .	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).
Shadow Flicker	The 'on-and-off' flickering effect of a shadow cast when the sun passes behind the rotor of a wind turbine.	Tourism-Related Development	Development in hospitality, leisure and retail facilities and infrastructure where the primary purpose is to attract tourism visits (overnight and/or leisure day visits) thereby generating revenues and employment within the local economy.
Social 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.	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.
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	The outward growth of urban development into surrounding villages and towns.		



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.





6 Appendices



Appendix 1: List of Supplementary Guidance

Existing Supplementary Guidance to be re-consulted on:

- *Airfield Safeguarding*
- *Delivering Zero Waste in Perth & Kinross*
- *Landscape Supplementary Guidance*
- *Perth and Kinross Forest and Woodland Strategy*
- *Green Infrastructure*
- *Flood Risk and Flood Risk Assessment*
- *Housing in the Countryside*
- *Developer Contributions and Affordable Housing*

Guidance to be prepared:

- *Renewable and Low-Carbon Energy - Draft consulted on June-August 2017*
- *Placemaking - Draft consulted on June-August 2017*
- *Sustainable Heating and Cooling*
- *Open Space & Developer Contributions*
- *Air Quality Management*
- *West/North West Perth Strategic Development Framework*



Appendix 2: Schedule of Land Ownership

The following table outlines land in the ownership of the Planning Authority, as required by Section 15(3) of the Planning etc (Scotland) Act 2006, which is affected by policies and proposals for development in the proposed Perth and Kinross Local Development Plan.

All site sizes are approximate.

Site Reference	Description of Land Owned by the Planning Authority
E2	Ground at Broxden Park and Ride, Broxden Avenue, Glasgow Road, Perth, PH2 0PL <i>Perth & Kinross Council's ownership of the site extends to 0.26 ha</i>
E3	Industrial Ground, North Muirton Industrial Estate, Arran Road, Perth, PH1 3DB <i>Perth & Kinross Council's ownership of the site extends to 15.195 ha</i>
E18	Site, Clashburn Road/Junction Road, Kinross <i>Perth & Kinross Council's ownership of the site extends the whole site, 3.836ha</i>
E37	James Hutton Institute, Invergowrie, Dundee, DD2 5DA <i>Perth & Kinross Council's ownership of the site extends to 0.423 ha</i>
E38	Site, Ruthvenfield Road, Perth <i>Perth & Kinross Council's ownership of the site extends to 7.141 ha</i>

Site Reference	Description of Land Owned by the Planning Authority
H1	(i) Car Park, Charles Street, Perth, PH2 8LF (ii) Former Kinnoull JFC Social Club, 1 Charles Street, Perth, PH2 8JZ <i>Perth & Kinross Council's ownership of the site extends to (i) 0.090 ha and (ii) 0.046 ha</i>
H24	Ground (Small Plot), Inchtute Park, Moncur Road, Inchtute, Perth, PH14 9RW <i>Perth & Kinross Council's ownership of the site extends to 0.02 ha</i>
H27	Ground (2 Plots) at Tayview, Luncarty, Perth, PH1 3HE <i>Perth & Kinross Council's ownership of the site extends to 0.113 ha</i>
H39	Site, Robertson Crescent, Pitlochry, PH16 5HD <i>Perth & Kinross Council's ownership of the site extends to 0.099 ha</i>
H61	Play Area, Cairns Park, New Alyth, Blairgowrie, PH11 8NW <i>Perth & Kinross Council's ownership of the site extends to 0.26 ha</i>
H64	Public Open Space, Elm Drive, Blairgowrie <i>Perth & Kinross Council's ownership of the site extends to 0.52 ha</i>

(continued)

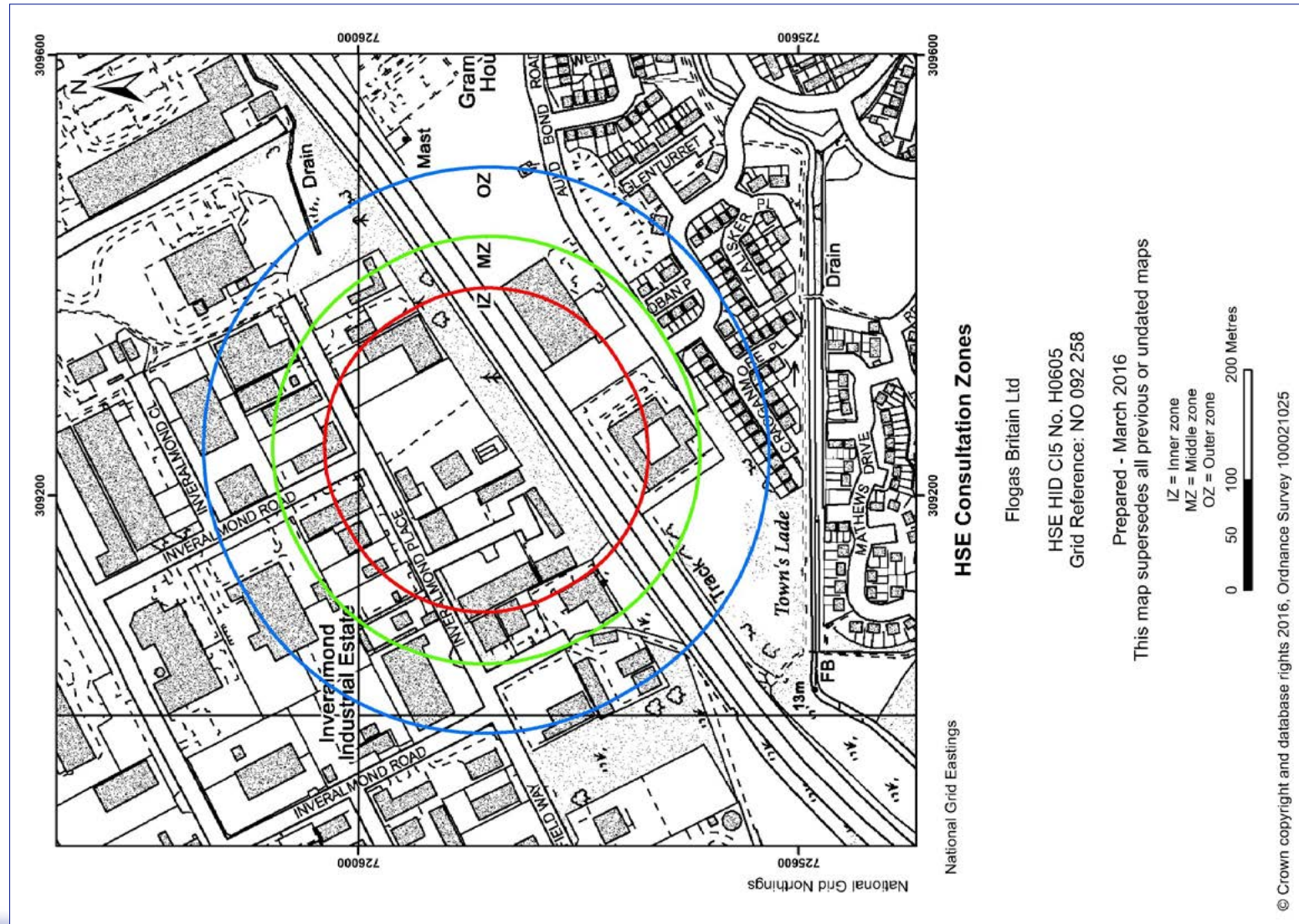


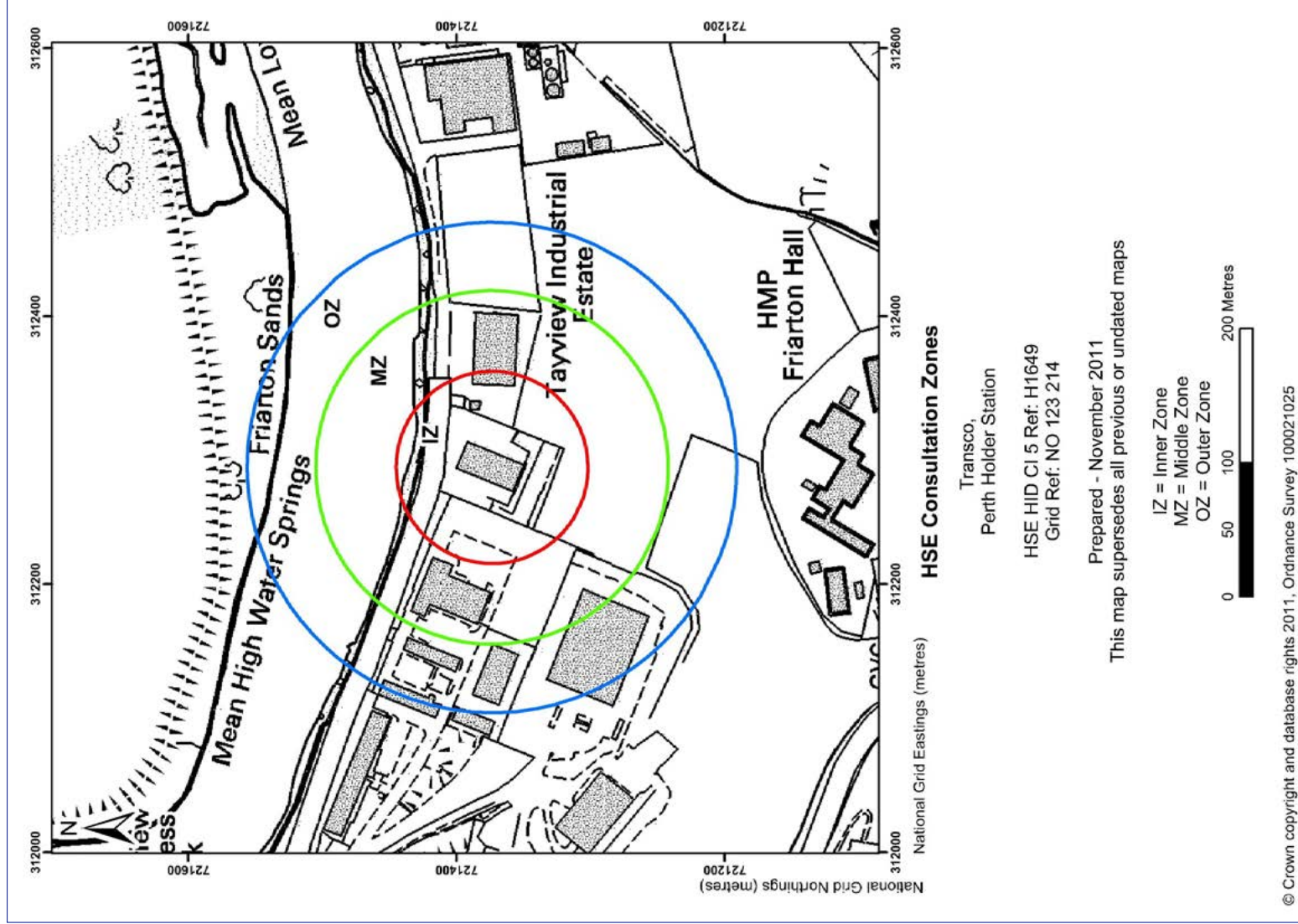
Site Reference	Description of Land Owned by the Planning Authority
H71	Site, Newton Farm, Perth, PH1 2SJ <i>Perth & Kinross Council's ownership of the site extends to 0.308 ha.</i>
H319	Site, Ruthvenfield, Perth, PH1 3JP <i>Perth & Kinross Council's ownership of the site extends to 2.169 ha.</i>
MU4	Strip of ground adjacent to A94, Scone Park & Ride, Scone, Perth <i>Perth & Kinross Council's ownership of the site extends to 0.03 ha.</i>
MU8	Strip of Ground, Newburgh Road, Abernethy <i>Perth & Kinross Council's ownership of the site extends to 0.11 ha.</i>
MU73	Ruthvenfield PS & Playing Field, Ruthvenfield, Perth, PH1 3JP <i>Perth & Kinross Council's ownership of the site extends the whole site, 3.007 ha.</i>
MU331	Perth Railway Station and PH2O, Perth, PH2 8HF <i>Perth & Kinross Council's ownership of the site extends to 3.831 ha.</i>
Op2	(i) Thimblelow Car Park, High Street, Perth (ii) Car Park, Paul Street, Perth (iii) City Mills Car Park, West Mill Street, Perth (iv) Mill Wynd Car Park, West Mill Street, Perth. <i>Perth & Kinross Council's ownership of the site extends to 0.94 ha.</i>

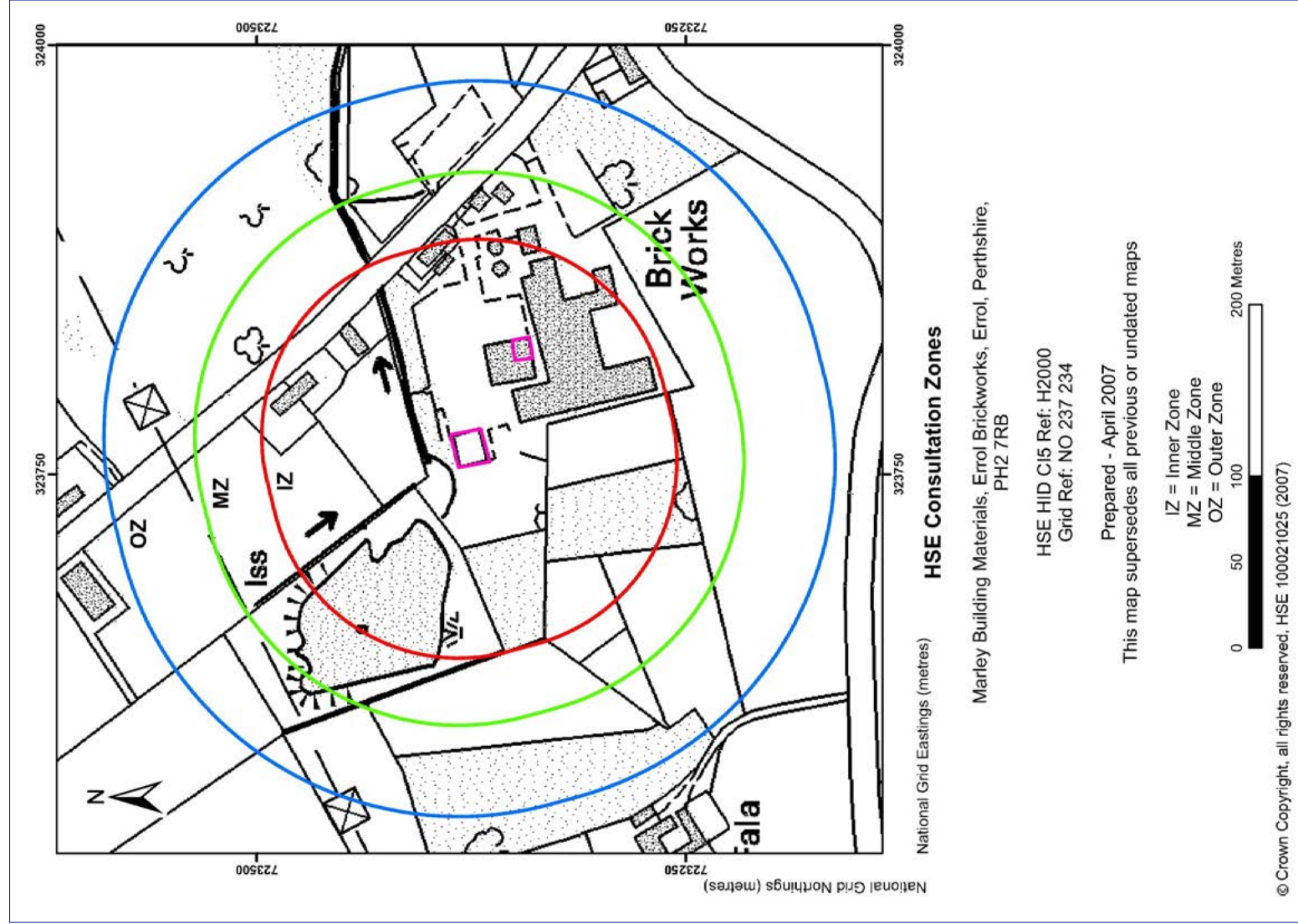
Site Reference	Description of Land Owned by the Planning Authority
Op4	(i) Perth Theatre & Car Park, 185 High Street, Perth (ii) Mill Street Car Park (West), 27/28 Mill Street, Perth (iii) Mill Street Car Park (East), Mill Street, Perth <i>Perth & Kinross Council's ownership of the site extends to 0.36 ha.</i>
Op8	Ground, Nether Friarton, Perth, PH2 8DG <i>Perth & Kinross Council's ownership of the site extends to 2.36 ha.</i>
Op9	(i) Bus Station & Shops, 59 Leonard Street, Perth (ii) Ground, Pomarium Street, Perth <i>Perth & Kinross Council's ownership of the site extends the whole site, 0.589 ha.</i>
Op22	Former Glebe School, Abbey Road, Scone, Perth, PH2 6LW <i>Perth & Kinross Council's ownership of the site extends the whole site, 3.81 ha.</i>
Op23	Dunning Primary School, Station Road, Dunning, Perth, PH2 0RH <i>Perth & Kinross Council's ownership of the site extends to 0.36 ha.</i>
Op175	City Hall, St John's Place, Perth, PH1 5SZ <i>Perth & Kinross Council's ownership of the site extends to the whole site, 0.216 ha.</i>
Op338	St John's School, Stormont Street, Perth, PH1 5NW <i>Perth & Kinross Council's ownership of the site extends the whole site, 0.325 ha.</i>

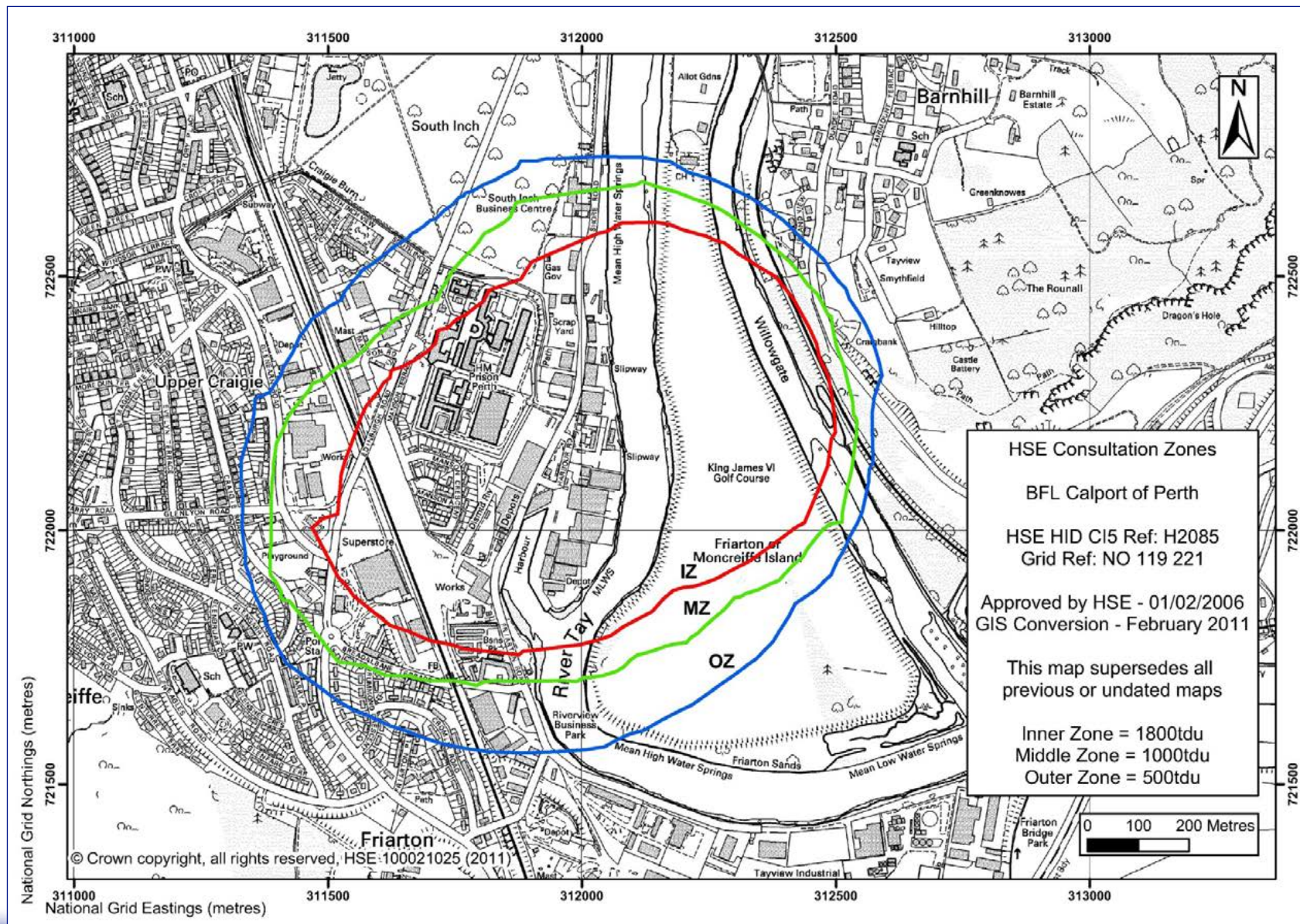


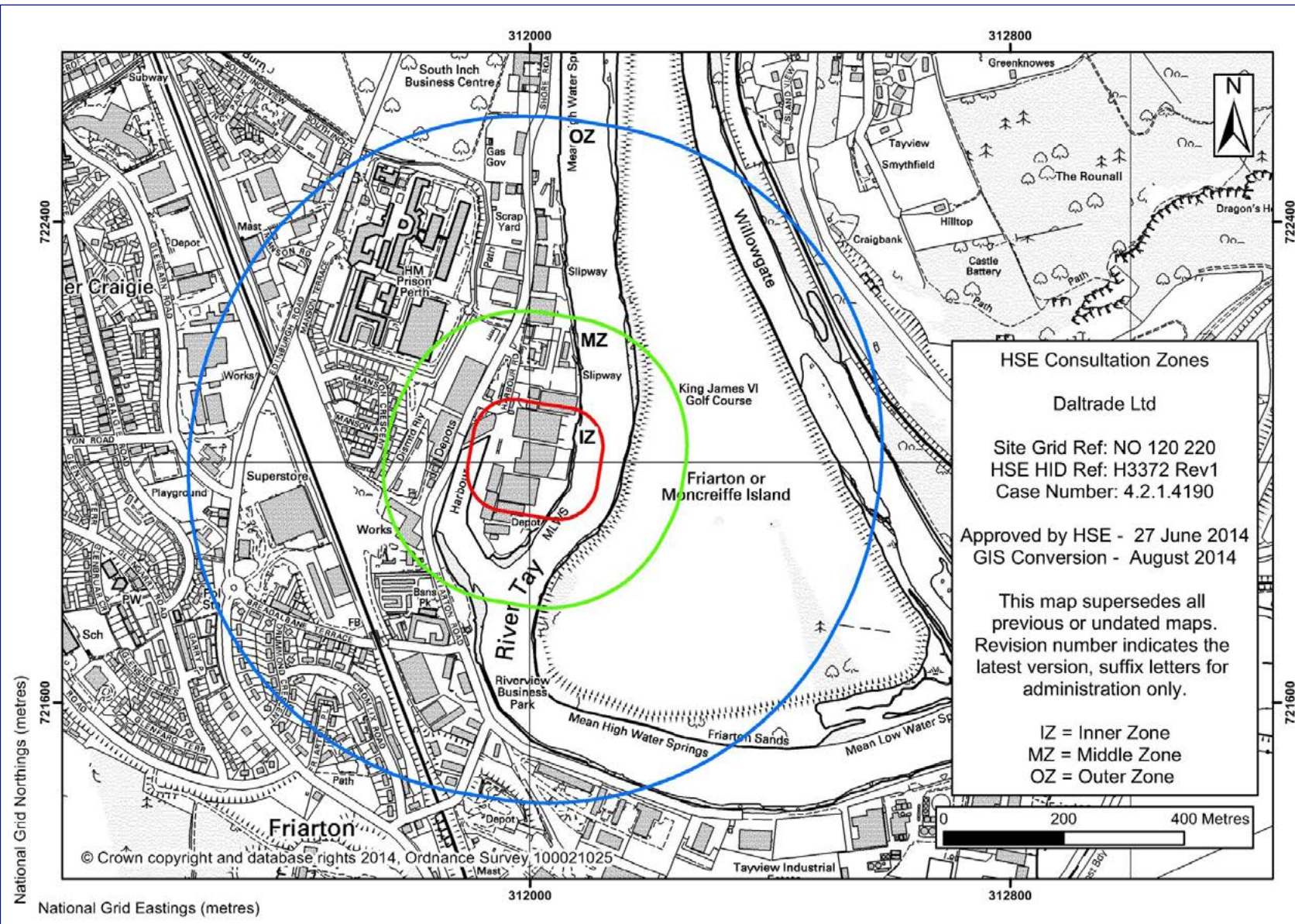
Appendix 3: HSE Consultation Zones

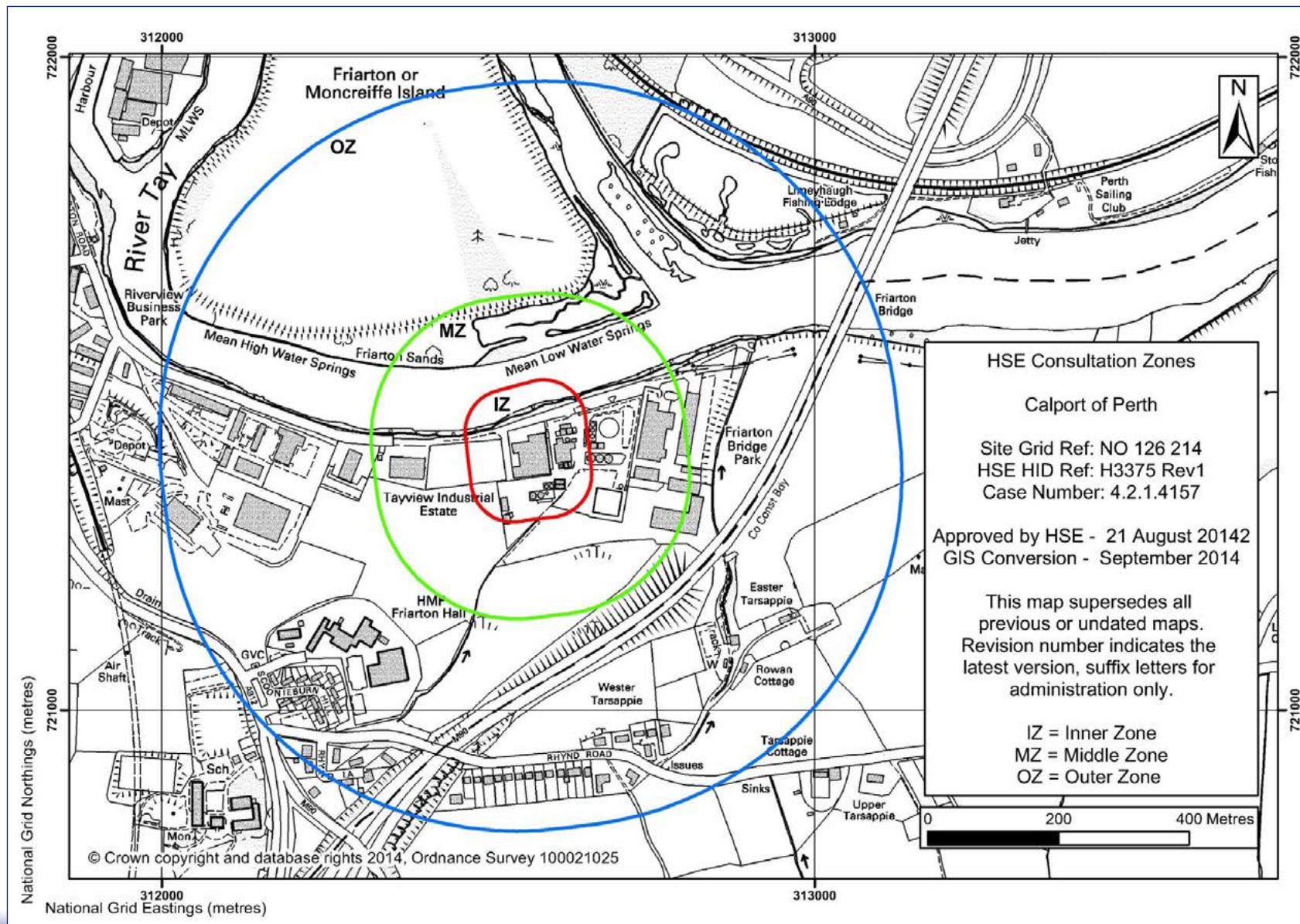


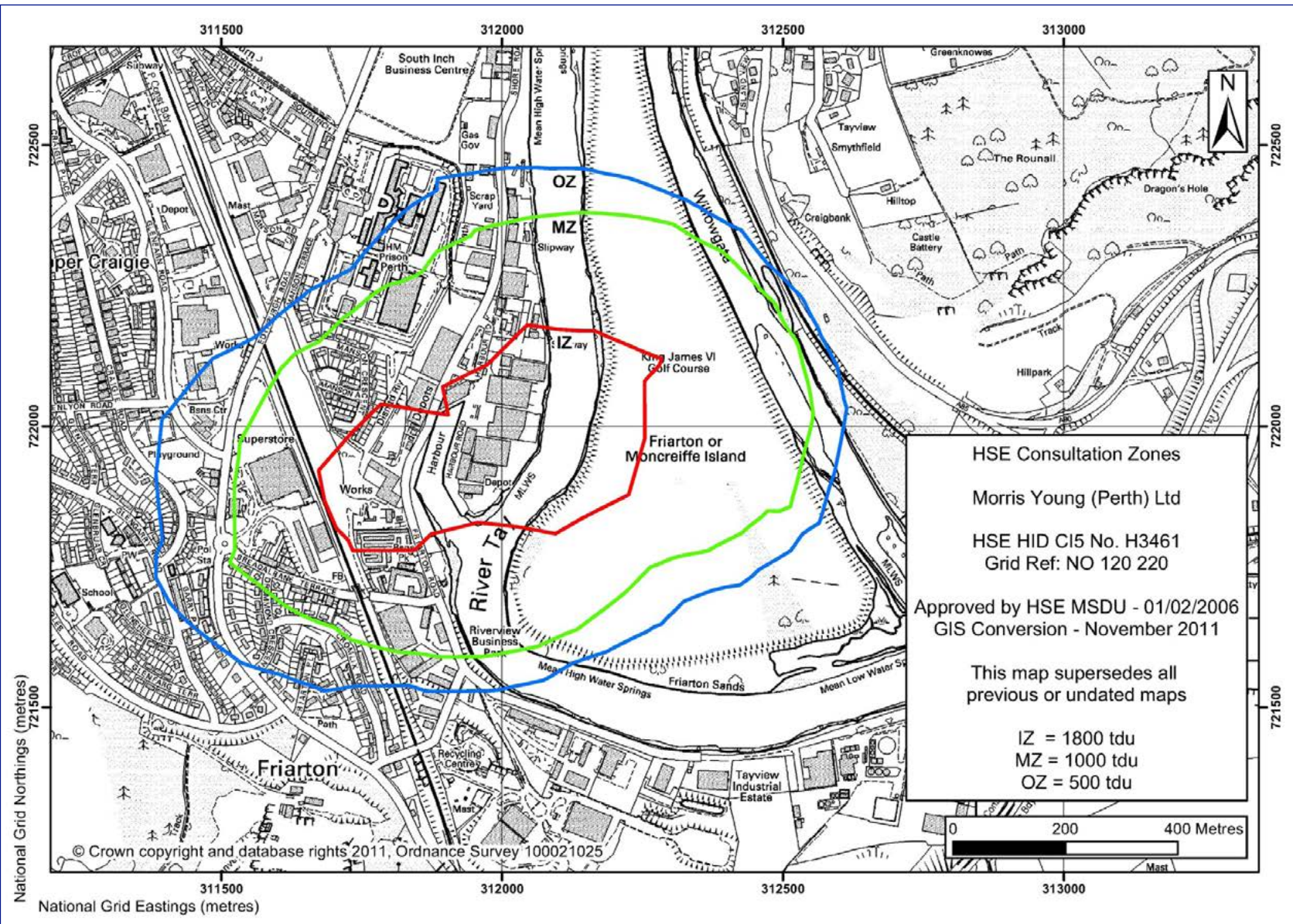


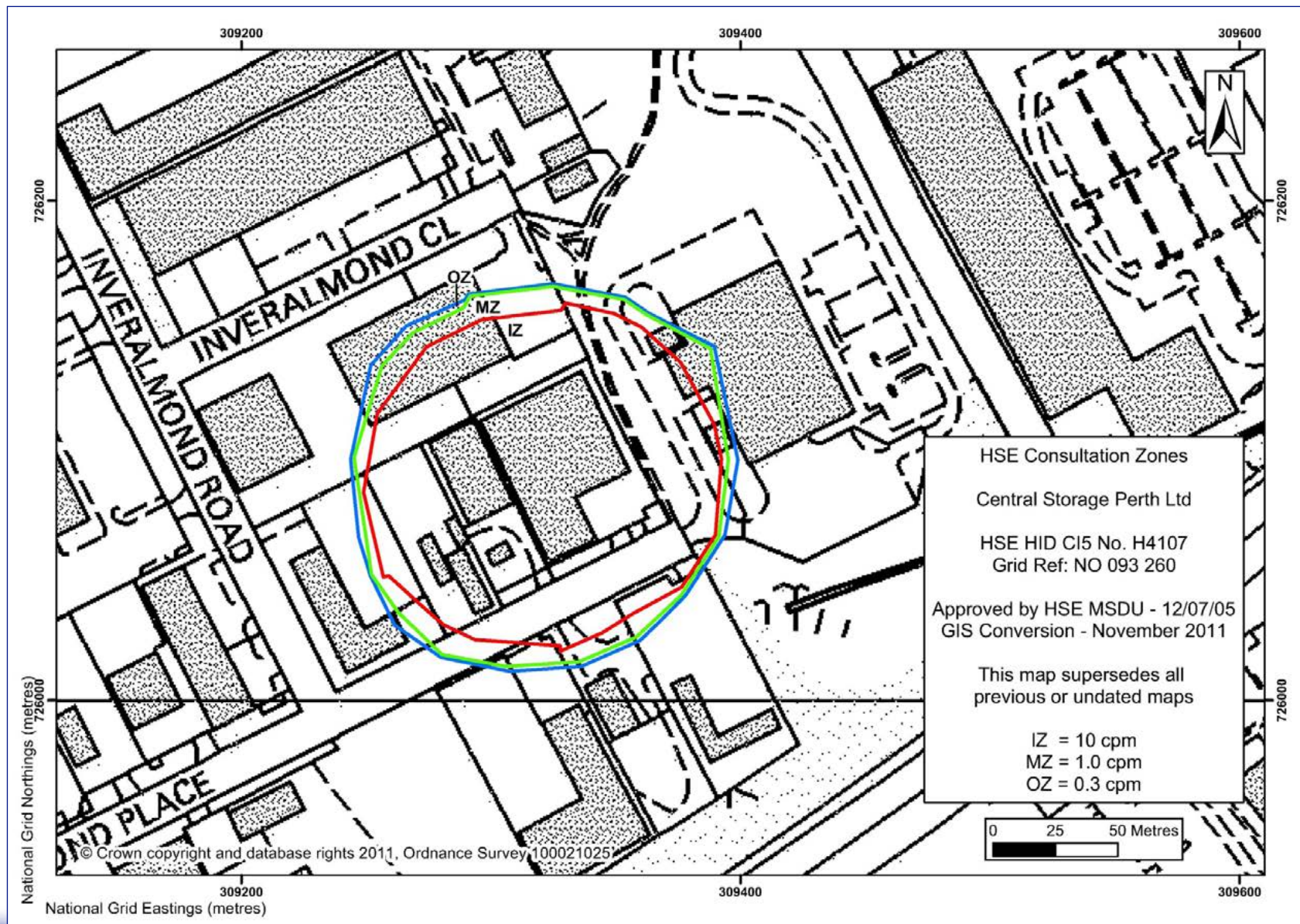


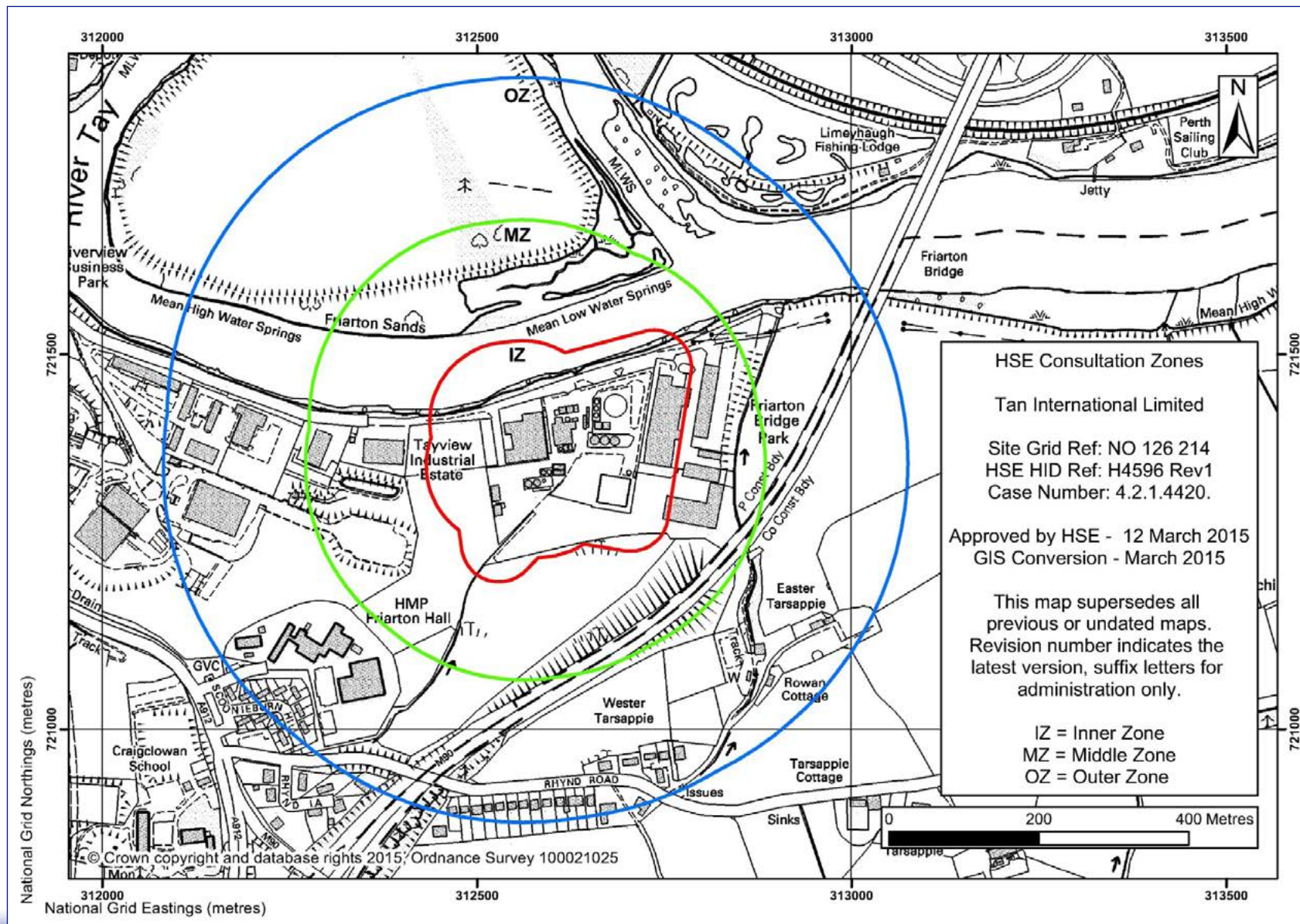












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