

GLOSSARY

Affordable Housing - Housing that is available to those whose housing needs are not met through the normal operation of the housing market by reason of cost. It may include housing for sale or rent, and its construction may or may not be publicly subsidised.

Ancient Monument - A monument or site of archaeological importance which is in the guardianship of the Secretary of State or which has been scheduled by the Scottish Ministers as being of archaeological importance under the terms of the Ancient Monuments and Archaeological Areas Act 1979.

Area of Great Landscape Value (AGLV) - Area of regionally or locally important scenic character or quality. Guidance on the definition of AGLVs is set out in Scottish Office Circular 2/1962.

Article 4 Direction Order – An order approved by the Scottish Ministers under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. This requires that works that are normally exempt from the need to obtain express planning permission should obtain formal consent.

Brownfield Land - A site of previously developed land located in the built up area.

Conservation Area - An area designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of special architectural or historic interest, the character and interest of which it is desirable to preserve and enhance.

Designed Landscape - An area of significant parkland and woodland, generally centred upon a mansion house or castle, which has been laid out for artistic effect and identified in the Scottish Inventory of Gardens and Designed Landscapes by Scottish Natural Heritage and Historic Scotland. Lauriston Castle is the only example within this Local Plan area.

Environmental Assessment - A process, required for certain developments under the Environmental Impact Assessment (Scotland) Regulations 1999, by which information about the environmental effects of a project is collected, both by the developer and from other sources, and taken into account by the planning authority before a decision is made on whether the development should be approved.

Green Belt - A defined area where planning controls aim to maintain a rural character and therefore there is a general presumption against development except in exceptional circumstances as set out in this Local Plan.

Greenfield Land - A site of undeveloped land usually in agricultural use, located outwith the existing built up area.

Infill Development - A development or site located within the built-up area and involving redevelopment, conversion, sub-division or the development of undeveloped land.

Infrastructure - Roads, sewers, schools and supplies of water, gas, electricity and other services which are needed to allow a development to take place.

Landfill - Method of disposing of waste below ground level.

Large Retail or Leisure Proposals – Shopping or leisure development proposals of 2500 square metres gross floor area (or greater).

Listed Building - A building included on the statutory list of buildings of special architectural or historic interest which is afforded statutory protection under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and other planning legislation.

Local Nature Reserve - Area of nature conservation interest with value for education and informal enjoyment designated by a local authority under the National Parks and Access to the Countryside Act (1949) (as amended).

Local Shopping Centre - A shopping centre, usually of 10 units or greater, serving a local retail function.

Non-Retail Uses - Defined as uses which fall within Classes 2 and 3 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and others which are likely to be used by shoppers as part of their shopping trip, which serve a particular community need or which form part of a shopping centre's overall attraction.

Other Centre - A shopping centre, usually comprising between five and ten units.

Potentially Unneighbourly Use - A use which may give rise to particular amenity concerns such as noise, smells and late night disturbance, including the following: food and drink (class 3), hot food shops, public houses, night clubs, saunas, amusement arcades, bingo shops and other uses which give rise to late night activity.

Prime Agricultural Land - Agricultural land classified by the Scottish Executive as Categories 1, 2 and 3(i) on the Macaulay System, and representing the land with the greatest agricultural productive potential.

Section 75 Agreement - Legal agreement made under Section 75 of the Town and Country Planning (Scotland) Act 1997 that regulate the future use of the land. Such agreements are registered in the land register and are legally binding on future owners of the land.

Site of Special Scientific Interest (SSSI) - A site identified by Scottish Natural Heritage as requiring special protection because of its flora, fauna, geological or physiographical features under the Wildlife and Countryside Acts.

Special Protection Area (SPA) – an area of international significance for birds notified by Scottish Natural Heritage and confirmed by the Scottish Ministers to meet EU Directive 79/409 on the Conservation of Wild Birds.

Sustainable Development - The concept of sustainable development achieved prominence after the World Commission on Environment and Development reported in 1987 (the Brundtland Report). Two complementary definitions are:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs” (Brundtland) and a process of:

“Improving the quality of human life while living within the carrying capacity of supporting ecosystems”. (World Conservation Strategy 1991).

Town Centre - 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. It excludes retail parks, neighbourhood centres and small parades of shops of purely local significance.

Urban Wildlife Site - Sites within the local plan area which have been identified by the City of Edinburgh Council as being of known conservation interest in the local context in terms of their flora, fauna and geological features.

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