

Amenity Greenspace Intensively maintained, predominantly grassland areas that provide spatial separation between buildings or land uses, but have little nature conservation or formal recreational value.

Amusement Arcade Building used for amusement only machines and excluding amusement-with-prizes or gaming equipment geared mainly to gambling.

Amusement Centre Building used for such activities as bingo halls and clubs, prize bingo centres, amusement-with-prizes machines (for example, fruit machines) and amusement-only machines (pin tables and video games).

Arterial Routes Based on the principal road network, arterial routes form priority corridors between the Council boundary and the City Centre. These routes exist primarily for motorised traffic but benefit from bus priority measures and advanced traffic management facilities. There are four such routes: Western (Riverside Drive), North West (Lochee Road to Coupar Angus Road), North East (Victoria Road to Forfar Road) and East (East Dock Street to Arbroath Road).

Biodiversity Short for ‘biological diversity’, meaning the whole variety of all living things on earth, including plant and animal species and their genetic diversity.

Brownfield Sites Sites that have previously been developed or used for some purpose that has ceased. They may encompass re-use of existing buildings by conversion; demolition and new build; clearance of vacant or derelict land and new build; infill and various other forms of intensification. They exclude private and public gardens; sports and recreation grounds, woodlands and amenity open space, other than open space that has been temporarily created on housing demolition sites in anticipation of development.

Business A use that falls within Use Class 4 “Business” of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

City Heritage Park Open spaces of City-wide landscape, nature conservation, historic or cultural importance that provide opportunities for informal recreation and learning.

City Recreation Park Designed, managed and maintained open spaces of City-wide importance that provide dedicated outdoor recreation facilities combined with less formal recreation and play, public amenities, nature conservation and visual amenity interest.

Cluster Development Networks of strongly interdependent firms and institutions that can contribute to the knowledge-based economy by promoting innovation and improved business practices.

Community Wildlife Site An area of semi-natural Greenspace with local nature conservation value that is currently used by the community for informal recreation or as an outdoor classroom resource, and which has the potential to achieve Site of Importance for Nature Conservation status through positive community management.

Comparison Goods Goods other than convenience goods which the purchaser will compare on the basis of price and quality before a purchase is made e.g. clothes, fashion, gift merchandise, electrical goods, furniture.

Conservation Area An area identified as being of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Contaminated Land Contaminated land is defined in Section 78A(2) of the Environmental Protection Act 1990 as:

“...any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that –

(a) significant harm is being caused or there is a significant possibility of such harm being caused, or

(b) pollution of controlled waters is being, or is likely to be, caused.”

“Harm” in this instance would include damage to, for example, humans, buildings and ecosystems.

Convenience Goods Broadly defined as food, drinks, tobacco, newspapers, magazines and confectionery, purchased regularly for relatively immediate consumption.

District Shopping Centre National Planning Policy Guidance defines these as shopping centres or groups of shops, separate from the town centre, usually containing at least one food supermarket or superstore and non-retail services, such as banks, building societies and restaurants serving suburban areas or smaller settlements. Dundee’s District Centres are comprised of the Albert Street, Broughty Ferry, Hilltown, Lochee and Perth Road shopping centres.

Economic Development Areas Economic Development Areas are areas that are capable of providing opportunities and or economic benefits to the local economy.

Effective Housing Land Supply The part of the established housing land supply that is expected to be free of constraints in the 5 year period under consideration, and will therefore be available for the construction of houses.

Environmental Statement A report that identifies, describes and assesses the effects that a project is likely to have on the environment. The process is referred to as Environmental

Impact Assessment (EIA), the report as the Environmental Statement (ES). The ES has to address the direct and indirect effects of the development on a number of factors including the population, fauna, flora, soil, air, water, climatic factors, landscape and archaeology.

Established Housing Land Supply Includes the remaining capacity of sites under construction; sites with planning consent; sites in adopted local plans; and where appropriate other buildings and land with agreed potential for housing development.

Factory Outlet Centre Group of shops, usually in out of centre locations, specialising in selling seconds and end of line goods at discounted prices.

General Economic Development Areas An area that is suitable for uses within Classes 4,5 and 6 of the Town and Country Planning (Use Classes)(Scotland)Order 1997. These areas are generally less accessible to the strategic road network and are of a lower environmental quality than other categories of Economic Development Areas. As such, a wider range of industrial type uses can be satisfactorily accommodated.

Green Access Corridors Shared surface path networks that allow predominantly recreational access to and between areas of open space for walkers, cyclists and horse riders.

Green Circular A signed cycling and walking route which encircles the City linking major parks and places of interest. Aimed primarily at leisure use, it does function for utility journeys and forms the foundations of a Dundee cycle network.

Greenfield Sites 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, but excluding open space that has been temporarily created on housing demolition sites in anticipation of development.

Greenspace A sub set of open space comprising vegetated land and/or geological features.

Greyspace A sub set of open space comprising paved or hard landscaped areas that have a specific civic function, including civic squares, pedestrianised streets, waterfront areas and esplanades.

Habitable Rooms All rooms within a dwelling excluding kitchens and bathrooms.

High Amenity Sites Sites that provide a prestigious location in a high quality landscape setting mainly situated adjacent to main routes.

Home Zones Residential areas that seek to meet the needs of all road users equally, and where all road users, including pedestrians and cyclists as well as motorised traffic, share the road space. Streets in the zone are to be designed to remove barriers to local people using the space rather than it being dominated by the needs of passing traffic. Streets within a zone will have been designed for social use, where residents have the opportunity to use

the street for a variety of purposes, only one of which is for the movement and parking of motor vehicles. Vehicle speeds should be no greater than 20 m.p.h..

Household Goods Furniture, floorcoverings, household textiles, DIY materials and equipment, garden materials and equipment, domestic appliances. (The latter does not include radio and television sets, video recorders, record players, tape recorders, stereo and hi-fi equipment, computers, musical instruments and photographic and optical goods).

Household Waste Waste from a domestic property, caravan, residential home, university, school or other educational establishment or premises forming part of a hospital or nursing home (but excluding clinical waste).

Housing Market Area A geographical area which is relatively self contained in terms of reflecting peoples' 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.

Leisure Park Integrated grouping on a single site of major (usually commercial) leisure uses which could typically include a multiplex cinema, bowling, bingo and ice rink facilities. Restaurants and fast food outlets could also form part of the mix of uses. Dundee's leisure parks comprise the Camperdown and Douglasfield complexes together with The Stack.

Listed Building A building recognised for its architectural or historical importance and included on the Scottish Ministers' Statutory List of Buildings of Special Architectural or Historical Importance. Listed buildings are categorised A, B, C (S) depending on their merit. Listing covers both the interior and exterior of the building regardless of category. Listed Building Consent is required to demolish or alter a listed building.

Local Biodiversity Action Plan A Plan that identifies species and habitats that are important, rare or threatened in a given local area, produced in the context of the UK Government's 'Biodiversity: the UK Action Plan' which seeks to conserve and enhance wild species and wildlife habitats over the next 20 years.

Local Shop Single shop or small group of shops whose scale and nature are geared mainly to the day to day shopping needs of a neighbourhood or locality. These could typically include a newsagent, small supermarket/general grocery store, sub post-office and other small shops of a local nature.

Local Transport Strategy Documents which provide a framework for addressing local transport priorities, within the overall policies set by Central Government, the Structure Plan and the Local Plan.

Major Routes The main vehicular routes to the City Centre from the north, south, east and west plus the Marketgait and the Kingsway.

Municipal Solid Waste Includes household wastes and any other wastes collected by the local authority, or its agents, such as municipal parks and garden waste, beach cleansing

waste, commercial or industrial waste and waste resulting from the clearance of fly-tipped materials.

National Cycle Network A series of interconnecting routes extending throughout the UK. Within the Local Plan area the routes are principally on the coastline extending from Invergowrie to the Tay Road Bridge Landfall and on to Monifieth.

Neighbourhood Park Significant areas of open space at the heart of communities that provide dedicated facilities for outdoor sports, recreation and play, with complementary environmental benefits.

Open Space Land and water used for outdoor sport, recreation and play, civic purposes or for nature conservation, which provides complementary economic, social and/or environmental benefits to communities.

Open Space Network An interconnected and multi-functional system of Greenspace, Greyspace and Bluespace that also links homes with local services and places of work, providing a combination of environmental, social and economic benefits to the City.

Out of Centre A location that is clearly separate from the City Centre and District Centres but is within the urban area, including programmed extensions to the urban area in approved or adopted development plans.

Outdoor Sports Facilities Pitches, courts, golf courses, athletics tracks and greens that provide dedicated facilities for outdoor sports.

Permanent Urban Woodland Intensive tree planting that provides a permanent landscaping treatment on peripheral vacant sites with little or no development value.

Play Areas Children's equipped play areas and associated Greenspace.

Principal Economic Development Areas Well located employment areas which offer a pleasant environment and provide the type of accommodation sought by incoming companies.

These areas are of City-wide significance that will be safeguarded for industrial and business use.

Proximity Principle and Self Sufficiency In a waste management context, this means that waste should be disposed of as near as possible to the point of where it arises. The exception to this is wastes requiring specialist treatment, such as hazardous wastes, and wastes being sent for recycling, e.g. paper.

Public Art Permanent or temporary physical works of art visible to the general public, whether part of a building or free standing.

Ramsar Site A protected area of internationally important wetland that contains a significant number of waders or wildfowl.

Retail Core In the City Centre this is an area which accommodates the ‘prime shopping pitch’ - a concentration of national multiple retailers, including variety and department stores together

with other key retailers. It also tends to be distinguished by significantly heavier pedestrian flows than are evident in remainder of the central shopping area in the District Centres the retail core is the nucleus within which a number of the more heavily visited shopping and other services of the centre tend to be grouped. These could include its main food retailers together with banks, cafes and personal services.

Retail Park A group of 3 or more non-food retail warehouses, which may be supplemented by a food superstore, on a single integrated site with shared car parking. Dundee’s retail parks currently comprise the Kingsway East and West Retail Parks. Consent has also been granted for a new retail park on the eastern edge of the City Centre at Dock Street.

Retail Warehouse A large individual retail store with a minimum of 1,000 square metres gross of selling space, with car parking provision and selling non-food goods, such as DIY, furniture, carpets, electrical goods and gardening goods.

Retailing The selling of goods to the ultimate consumer for personal or household consumption.

Scheduled Monuments Usually an archaeological site, ruined building (uninhabited castle, ruined ecclesiastical building) or an early industrial structure no longer in use that is of national importance.

Section 75 Agreement An agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 between a planning authority and any person interested in land in their area (in so far as the interest of that person enables them to bind the land) for the purpose of restricting or regulating the development or use of that land, either permanently or during such period as may be prescribed by the agreement.

Secured By Design A scheme promoted by the police that encourages the building industry to adopt recommended crime prevention guidelines. By doing so, developers will be able to use an official police approved security logo in the marketing of both new and refurbished properties.

Self Sufficiency See ‘Proximity Principle and Self Sufficiency’.

Semi-Natural Greenspace Areas of Greenspace that have been partly colonised by vegetation and/or wildlife and are sympathetically maintained.

Shop In addition to the retail sale of goods (other than hot food), the shops definition

incorporates a range of service uses which are typically found in shopping areas, including post offices, travel agents, hairdressers, launderettes, etc. The full range of uses covered by the definition is specified in Class 1 of The Town and Country Planning (Use Classes) (Scotland) Order 1997.

Site of Importance for Nature Conservation (SINC) A nature conservation area that supports locally important habitats and species of plants.

Special Area of Conservation An area of international nature conservation importance that supports rare, endangered or vulnerable habitats, and species of plants or animals (other than birds).

Special Protection Area An area of international nature conservation importance that supports significant numbers of wild birds and their habitats.

Speciality Shopping Small scale, usually independent and locally based shops selling specific goods ranges including gifts, souvenirs, arts and crafts and 'special interest' items associated with hobbies and pastimes. Could also include small shops supplying imported foods and related products, delicatessen and confectionery items.

Strategic Agreement An agreement between Dundee City Council and Communities Scotland (formerly Scottish Homes) which forms a basis for joint working between the bodies.

Supermarket Single level self service store selling mainly food, with a trading floorspace of between about 500 and 2,500 square metres, often with its own car park.

Superstore Single level self service store selling mainly food, or food and non-food goods, usually with at least 2,500 square metres trading floorspace with dedicated car parking at surface level.

Sustainability and Sustainable Development Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.

Tayside Landscape Character Assessment A hierarchical assessment based on variations in the Tayside landscape, with a series of management and planning guidelines designed to conserve and enhance its distinctive character.

Technopole Technopoles are research and development led facilities which transfer university based innovation into the private sector, encourage market relevant research and act as small to medium enterprise high technology incubators. Such initiatives differ from the existing Dundee Technology Park in that they have a link with higher education establishments, exploit key fields of local expertise and repute, and represent a strong research conduit into the private sector. The Organisation for Economic and Commercial

Development concluded that technopoles have the potential to be influential instruments in the qualitative realignment of a local economy.

Temporary Urban Woodland A form of temporary treatment on vacant or underused land that has long term development potential, whereby trees are planted on a minimum cost, rapid impact, site recovery basis.

Transport Assessment An assessment of the full transport impacts of travel generating developments. The assessment will provide information to assess fully the suitability of an application in terms of travel demand and travel impacts and address the need for supporting measures reduce the level of travel demand and to implement the achievement of sustainable mode share.

Travel Plans Occasionally referred to as Green Transport Plans. Documents prepared by owners and operators of existing or proposed developments which set out proposals for the delivery of more sustainable travel patterns. They may deal with both passenger travel and with the business, commercial and freight traffic associated with a development.

Use Classes The following lists the development uses covered by the Town and Country Planning (Uses Classes) (Scotland) Order 1997.

Class 1 - Shops

Use -

- a for the retail sale of goods other than hot food;
- b as a post office;
- c for the sale of tickets;
- d as a travel agency;
- e for the sale of cold food for consumption off the premises;
- f for hairdressing;
- g for the direction of funerals;
- h for the display of goods for sale;
- i for the hiring out of domestic or personal goods or articles;
- j as a launderette or dry cleaners; or
- k for the reception of goods to be washed, cleaned or repaired;
where the sale, display or service is principally to visiting members of the public.

Class 2 - Financial, Professional and Other Services

Use for the provision of -

- a financial services;
- b professional services; or
- c any other services (including use as a betting office);
where it is appropriate to provide in a shopping area and where the services are provided principally to visiting members of the public.

Class 3 - Food and Drink

Use for the sale of food and drink for consumption on the premises.

Class 4 - **Business**

Use -

- a as an office, other than a use within Class 2 (financial, professional and other

services);

184 Dundee Local Plan Review 2005 back to contents page

b for research and development of products or processes; or

c for any industrial process;

being a use which can be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.

Class 5 - General Industrial

Use for carrying on of an industrial process other than one falling within Class 4 (business).

Class 6 - Storage and Distribution

Use for storage or as a distribution centre.

Class 7 - Hotels and Hostels

Use as a hotel, boarding house, guest house, or hostel where no significant element of care is provided, other than premises licensed for the sale of alcoholic liquor to persons other than residents or to persons other than persons consuming meals on the premises and other than a use within class 9 (houses).

Class 8 - Residential Institutions

Use -

a for the provision of residential accommodation and care to people in need of care other than a use within Class 9 (houses);

b as a hospital or nursing home;

c as a residential school, college or training centre.

Class 9 - Houses

Use -

a as a house, other than a flat, whether or not as a sole or main residence, by i a single person or by people living together as a family, or

ii not more than 5 persons living together including a household where care is provided for residents;

b as a bed and breakfast establishment or guest house, where at any one time not more than 2 bedrooms are, or in the case of premises having less than 4 bedrooms 1 bedroom is, used for that purpose.

Class 10 - Non-Residential Institutions

Use, not including residential use -

a as a creche, day nursery or day centre;

b for the provision of education;

c for the display of works of art (otherwise than for sale or hire);

d as a museum;

e as a public library or public reading room;

f as a public hall or exhibition hall; or

g for, or in connection with, public worship or religious instruction, or the social or recreational activities of a religious body.

Class 11 - Assembly and Leisure

Use -

a cinema;

b concert hall;

c dance hall or casino;

back to contents page Dundee Local Plan Review 2005 185

d dance hall or discotheque; or

e swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreation, not involving motorised vehicles or firearms.

Useable Garden Ground An area of garden that is not steeply sloping, which is relatively private and sunny and can therefore be used for a range of purposes. Front gardens are not included within this definition.

Village Recreation Park Designed, managed and maintained open space within major village-style housing developments that provide outdoor recreation facilities with less formal recreation and play, public amenities, nature conservation and visual amenity interest.

Vitality and Viability 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 adaptation to changing needs.

Waste Includes any substance which constitutes a scrap material or an effluent or other unwanted surplus substance arising from the application of any process; and any substance or article which requires to be disposed of as being broken, worn out, contaminated or otherwise spoiled (but does not include explosives).

Wholesaling The term wholesaling means where goods are principally sold in large quantities to be retailed by others. This is not Class 1 retail use. The principal element of trade associated with wholesale should be to other retailers rather than the public.

Wildlife Corridor A continuous stretch of semi-natural habitat that supports biodiversity conservation.

Windfall Sites Sites, including conversions, which are not included as part of the effective housing land supply at the base date of the Plan but which subsequently become available for development, other than through the Local Plan allocation