

# **Chapter 11: Glossary and Abbreviations**

## Egley Road Chapter 11: Glossary of Terms and Abbreviations

### GLOSSARY OF TERMS

Accurate Visual Representations	A static or moving image which shows the location of a proposed development as accurately as possible; it may also illustrate the degree to which the development will be visible, its detailed form or the proposed use of materials. AVRs are produced by accurately combining images of the proposed building with a representation of its context.
Ambient Noise Level	The totally encompassing sound in a given situation at a given time, usually composed of a sound from many sources both distant and near ( $LA_{F_{eq},T}$ ).
Amenity	A pleasant or advantageous aspect of the environment.
Annual Probable Sunlight Hours	A measure of sunlight that a given window may expect over a year period.
Applicant	A person or company making a formal request for something, in this case Planning Permission for development proposals.
Baseline Studies	Studies of existing environmental conditions which are designed to establish the baseline conditions against which any future changes can be measured or predicted.
Biodiversity	The diversity, or variety of plants and animals and other living things in a particular area of region. It encompasses landscape diversity, ecosystem diversity, species diversity and genetic diversity.
Borehole	A deep hole bored into the ground as part of intrusive geological investigations.
Carbon Dioxide (CO <sub>2</sub> )	Carbon dioxide is a naturally occurring gas comprising 0.04% of the atmosphere. The burning of fossil fuels releases carbon dioxide fixed by plants many millions of years ago, and this has increased its concentration in the atmosphere by some 12% over the past century. It contributes about 60 per cent of the potential global warming effect of manmade emissions of greenhouse gases.
Combined Heat and Power	A low carbon technology which generates electricity whilst also capturing usable heat that is produced in the process.
Completed Development	A development scheme which has been build out.
Conservation Area	An area designated by the Local Authority as being of special architectural or historic interest under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990, the character or appearance of which it is desirable to preserve or enhance.
Construction Environmental Management Plan	A documented management system with environmental procedures to monitor residual impacts of the construction phase of a development.
Construction Logistics Plan	A documented travel plan specific for a construction site.
Cumulative Schemes	Developments that have received planning permission and have a signed legal agreement in place. They are assumed to be in place by the time the development being assessed is completed.
Decibel	A scale for comparing the ratios of two quantities, including sound pressure and sound power. The difference in level between two sounds $s_1$ and $s_2$ is given by $20 \log_{10} (s_1 / s_2)$ . The decibel can also be used to measure absolute quantities by specifying a reference value that fixes one point on the scale. For sound pressure, the reference value is $20\mu Pa$ .
Desk-Top Study	A non-intrusive study and review of all available information pertaining to a site, including historical records, collated and monitored data, and consultation with relevant stakeholders.

Directive	European Union (EU) Directives impose legal obligations on European Member States. They are binding as to the results to be achieved, but allow individual states the right to decide the form and methods used to achieve the results. An example of this is the EU Air Quality Framework Directive (1996) that is brought into legal effect in the UK by the Air Quality (England) Regulations (2000).
Displacement	An estimate of economic factors that may have reasonably been attained by other competitors in the absence of the development.
EIA Scoping	An initial stage in determining the nature and potential scale of the environmental impacts arising from a proposed development, and assessing what further studies are required to establish their significance.
EIA Scoping Opinion	A written statement of the opinion of the relevant planning authority as to the information to be provided in the Environmental Statement which specifically requires a local planning authority to respond or consult with consultees within a statutory period.
EIA Screening	An initial stage in which the need for EIA is considered in respect of a development. Some developments are automatically subject to EIA by means of their inevitable size, nature and effects (Schedule 1 developments). Other projects are made subject to EIA because it is anticipated that they are likely to have significant environmental effects (Schedule 2 developments).
Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
Environmental Impact Assessment	A process by which information about the environmental effects of a development is collected and taken into account by the relevant decision-making body before a decision is given on whether the development should go ahead.
Environmental Statement	A statement that includes such information that is reasonably required to assess the environmental effects of a development.
Facade	The front or face of a building.
Fit-out	Installation of all non-substructure and non-superstructure items such as electrical water services, as well as final internal finishings.
Floodplain	Land adjacent to a watercourse over which water flows, or would flow but for defences in place, in times of flood.
Geotechnical	Ground investigation, typically in the form of boreholes and/or trial/test pits, carried out for engineering purposes to determine the nature of the subsurface deposits.
Glare	The uncomfortable brightness of a light source or illuminated area when viewed against a dark background.
Grade I Listed Building	A listed building that is of exceptional interest.
Grade II Listed Building	A listed building that is of special interest.
Grade II* Listed Building	A listed building that is of particular importance and of more than special interest.
Gross External Area	A measure of floor space calculated in accordance with the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice.
Gross Internal Area	A measure of the area of a building measured to the internal face of the perimeter walls at each floor level.
Heritage Asset	A building, area or scene which makes a positive contribution of special architectural, historic or environmental interest.

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Hoarding	A temporary board fence set up on the perimeter of a building site.	Overshadowing	Overshadowing occurs when a structure blocks out sunlight from neighbouring properties mainly on the northern side of that structure. It can affect the amount of daylight let into neighbouring properties when the shadow cast falls across windows or glazed doors, or on amenity spaces.
Hydrogeology	The study of geological factors relating to the Earth's water.	Particulate Matter	Discrete particles in ambient air, sizes ranging between nanometres (nm, billionths of a metre) to tens of micrometres ( $\mu\text{m}$ , millionths of a metre).
In-situ	In the natural, original or appropriate position.	Pathways	The routes by which impacts are transmitted through air, water, soils or plants and organisms to their receptors.
Intrusive Investigation	An in-depth investigation involving further sampling and analysis, such as the gathering of samples from the ground, walls, ceilings for the detection of contamination, asbestos and or archaeological remains.	Pedestrian Level Wind Speed	Mean or gust wind speed measured at 1.5 m above ground level.
$L_{A_{\text{F}_{\text{eq,T}}}}$	The A-weighted noise level index called the equivalent continuous noise level over the time period T. This is the level of a notional steady sound that would contain the same amount of sound energy as the actual, possibly fluctuating, sound that was recorded.	Pedestrian Environment Review System (PERS)	Pedestrian Environment Review System (PERS) is a walking audit tool developed by TfL for assessing the level of service and quality provided for pedestrians across a range of pedestrian environments.
$L_{A_{\text{F}_{\text{max,T}}}}$	The A-weighted noise level index defined as the maximum noise level during the period T. $L_{\text{max}}$ is sometimes used for the assessment of occasional loud noises, which may have little effect on the overall $L_{\text{eq}}$ noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.	Plant	A building's generator, heating, ventilation, and/or electricity-production system.
Lawson Comfort Criteria	The so called 'Lawson' criteria which define whether a space is comfortable for business walking, strolling or sitting by a threshold wind speed i.e. the hourly mean wind speed exceeded 5% of the time.	Planning Practice Guidance	A web-based resource that came into force in 2014. It seeks to consolidate existing technical guidance into a consolidated online format and provides further detail on the policies contained within the NPPF.
Lawson Safety Criteria	Criteria for the safety of an individual in relation to the wind environment. There are two categories: S1: unsafe for typical use (threshold speed 20m/s) and S2: unsafe for sensitive use (threshold speed 15m/s).	Public Transport Accessibility Level Assessment	A means of quantifying and comparing accessibility by public transport for a given site.
Light Trespass	The spilling of light beyond the boundary of the area to be lit.	Public Realm	The space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.
Listed Building	A building or structure of special architectural or historic interest which is included in a list made by the Secretary of State.	Receptor (Sensitive)	A component of the natural, created, or built environment such as a human being, water, air, a building, or a plant that is affected by an impact.
Local Plan	A series of documents which sets out the vision and framework for development in the borough.	Residual Effects	Those effects of a development following implementation of any relevant mitigation proposals.
Mitigation	Any process, activity of thing designed to avoid, reduce or remedy adverse environmental impacts likely to be caused by a development project.	Risk Assessment	An assessment of the likelihood and severity of an occurrence.
Mitigation Measure	Measure aiming at reducing an adverse environmental effect.	Setting	The context in which a building or area can be appreciated.
National Planning Policy Framework	Came into force on 27 March 2012. It sets out the Government's economic, environmental and social planning policies for England and summarises, in a single document, all previous national planning policy advice (Planning Policy Statements and Planning Policy Guidance notes).	Site of Importance for Nature Conservation	A non-statutory site identified as being areas of importance for wildlife and geology.
Nitrogen Dioxide	Road transport and the burning of fossil fuels for power are the main sources of Nitrogen dioxide. In addition to being a greenhouse gas it also contributes to photochemical smog formation. It is an irritant to the respiratory system.	Specific Noise Level	The equivalent continuous A-weighted sound pressure level at the assessment position produced by the specific noise source (the noise source under investigation) over a given time interval ( $L_{A_{\text{eq,T}}}$ )
Non-Technical Summary	A summary of the Environmental Statement in 'non-technical language'.	Statutory Consultees	Groups or bodies that, by law, must be consulted as part of the planning application process for EIA development.
No-sky Line	A measure of the distribution of diffuse daylight within a room.	Substructure	Elements of a development below ground level, typically basements and foundations.
Obtrusive Light	Any light emitted from artificial sources into spaces where this light would be unwanted.	Superstructure	Elements of a development above ground principally the mega frame, supporting northern core and outer shell cladding.
Open Space	Includes all open spaces, plus other spaces that provide a break from the densely built-up urban form, such as pedestrianised areas and station concourses; hard-landscaped areas with private access; pedestrian/cycle and wildlife routes; and all the green infrastructure that links open spaces together, including green corridors, private residential gardens, trees, green roofs, and green landscaped areas.	Supplementary Planning Document	Documents which seek to give guidance and support on the Council's planning processes and are one of the material considerations in determining planning applications.
Ordnance Datum	Land levels are measured relative to the average sea level at Newlyn, Cornwall. This average level is referred to as 'Ordnance Datum'.	The Applicant	The persons or entities making the planning application.
		The site	The extent of the development site, as defined by the red-line boundary plan.

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Topography	The natural and man-made features of an area collectively.
Transport Assessment	Prepared and submitted alongside planning applications for developments likely to have significant transport implications.
Travel Plan	A document which puts measures in place that will encourage sustainable travel and reduce reliance on single occupancy cars.
Verified Image	An outline image of a development on a base photograph to provide projections of key views.
Vertical Sky Component	A 'spot' measure of the skylight reaching the mid-point of a window from an overcast sky. It represents the amount of visible sky that can be seen from that reference point, from over and around an obstruction in front of the window.
Wireline	A single line representing the outline of the building.

## Egley Road Chapter 11: Glossary of Terms and Abbreviations

### ABBREVIATIONS

AADT	Annual Average Daytime Traffic Flows
ACPO	Association of Chief Police Officers
ADF	Average Daylight Factor
AOD	Above Ordnance Datum
APSH	Annual Probable Sunlight Hours
APA	Archaeological Priority Area
AQAL	Air Quality Assessment Level
AQMA	Air Quality Management Area
BRE	Building Research Establishment
BS	British Standard
CAA	Civil Aviation Authority
CAZs	Clean Air Zones
CEMP	Construction Environmental Management Plan
CLP	Construction Logistics Plan
CMS	Construction Method Statement
DAS	Design and Access Statement
dB	Decibel
dba	A-weighted decibel
DEFRA	Department of Environment, Food and Rural Affairs
DMP	Dust Management Plan
EA	Environment Agency
EAL	Environmental Assessment Level
EC	European Commission
EFT	Emissions Factor Toolkit
EIA	Environmental Impact Assessment
EPUK	Environmental Protection UK
ERP	Emergency Response Plan
ES	Environmental Statement
EU	European Union
FRA	Flood Risk Assessment
FTE	Full Time Equivalent
GEA	Gross External Area
GQRA	Generic Quantitative Risk Assessment
GHG	Greenhouse Gas
GIA	Gross Internal Area
GVA	Gross Value Added

Ha	Hectare
HDV	Heavy Duty Vehicle
HE	Historic England
HGV	Heavy Goods Vehicle
HIV	Heat Interface Unit
HSE	Health and Safety Executive
IAQM	Institute of Air Quality Management
IEMA	Institute of Environmental Management and Assessment
Kg	Kilograms
km	Kilometres
L/s	Litres per second
LAQM	Local Air Quality Management
LPA	Local Planning Authority
LSOA's	Lower Super Output Areas
LT	Long Term
LVMF	London View Management Framework
m	Metre
m AOD	Metres Above Ordnance Datum
m <sup>2</sup>	Square metre
m <sup>3</sup>	Cubic metre
mg/s	Milligrams per second
mm/s	Millimetres per second
MSOA's	Middle Super Output Areas
NIA	Net Internal Area
NMA	Non-Material Amendment
NO <sub>2</sub>	Nitrogen Dioxide
NO <sub>x</sub>	Nitrogen Oxides
NPPG	National Planning Policy Guidance
NPPF	National Planning Policy Framework
NSL	No-Sky Line
NTS	Non-Technical Summary
NVZ	Nitrate Vulnerability Zone
NWR	Network Rail
OD	Ordnance Datum
OLE	Overhead Line Equipment
ONS	Office of National Statistics
OS	Ordnance Survey

## *Egley Road Chapter 11: Glossary of Terms and Abbreviations*

PM <sub>2.5</sub> /PM <sub>10</sub>	Particulate Material of a particular size fraction
PPE	Personal Protective Equipment
PPG	National Planning Practice Guidance
PTAL	Public transport Accessibility Level
SAC	Special Areas of Conservation
SCC	Surrey County Council
SFRA	Strategic Flood Risk Assessment
SINC	Site of Interest for Nature Conservation
SOAEL	Significant Observed Adverse Effect Level
SPA	Special Protection Areas
SPD	Supplementary Planning Documents
SPG	Supplementary Planning Guidance
SPZ	Source Protection Zone
SSSI	Site of Special Scientific Interest
ST	Short Term
SuDS	Sustainable Urban Drainage Systems
SWMP	Site Waste Management Plan
UK	United Kingdom
UKCP09	UK Climate Projections
ULEZ	Ultra-Low Emission Zone
VSC	Vertical Sky Component
WBC	Woking Borough Council
WFC	Woking Football Club
WHS	World Heritage Site
WSI	Written Scheme of Investigation