

GLOSSARY

Action Levels	The level of a contaminant, chemical or item at which a specific type of action is required.
Above Ordnance Datum (AOD)	The height above the mean tides at Newlyn, Cornwall.
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.
Air Quality Management Area (AQMA)	An area identified by a Local Authority as being under the threat of exceeding stated air quality standards.
Alluvium	Soft silty clay which is additionally described as peaty or organic.
Aquifer	An underground bed or layer of earth, gravel or porous stone that yields water.
Annual Probable Sunlight Hours (APSH)	A BRE method which predicts sunlight availability during both summer and winter.
Archaeology	The scientific study of ancient or historic physical remains of human activity, both above and below ground.
Archaeological desk based assessment	A desk based evaluation of existing archaeological information: it can make use of previous discoveries, historic documents, including maps held by the County archive and local museums and record offices, and results of previous phases of remote sampling such as aerial photography and geophysical survey techniques.
Asbestos	Asbestos is the name given to a group of naturally occurring minerals called the 'miracle fibre', due to its widespread occurrence, relative cheapness of extraction and multiplicity of uses. It was mainly used as a heat-resistant or insulating material and can still be found in buildings built mainly prior to the 1990s. The inhalation of asbestos fibres is known to cause mesothelioma and lung cancer.
Average Daylight Factor (ADF)	A factor calculated using British Standard BS 8206 to determine natural internal luminance (daylight).
Baseline	Existing environmental conditions present on, or near a site, against which future changes may be measured or predicted.
Beaufort Scale	Describes the physical effects of the wind for different wind speeds associated with each Beaufort Range.
Borehole records	A written record detailing the location and date of a borehole and the different strata and ground conditions (sometimes including groundwater) encountered at depth within a borehole.
BREEAM	Building Research Establishment's (BRE's) Environmental Assessment Method which assesses the environmental performance of buildings.
Bronze Age	(2000BC - 500BC) First use of bronze, divided into early, middle and later sub-periods.
Brownfield sites	Sites that comprise previously developed land.
Code for Sustainable Homes	A method formulated by BRE which assesses the environmental performance of homes.
Committed Developments / Schemes	Developments given planning consent.
Conservation Area	An area designated under Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.
Contamination	Contamination is the addition, or the result of addition, or presence of a material or materials to, or in, another substance to such a degree as to render it unfit for its intended purpose.
Consultees	See 'Statutory Consultees'

Cumulative effects	Impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions.
dB(A)	The unit of noise measurement (measured on a logarithmic scale), which expresses the loudness in terms of decibel (dB) scale and the frequency factor (A).
Deposit	A sub-surface accumulation of archaeological or geological material.
Diffusion tube	A simple, passive nitrogen dioxide monitoring system comprising a tube with absorbent material.
Displacement	An estimate of economic factors that may have reasonably been attained by other competitors in the absence of the Development.
'Do Nothing' scenario	The predicted future environmental conditions which would exist in the absence of the Development.
Dust	Fine particles of solid materials ranging in size from 1 to 75 µm diameter (see British Standard 3405) capable of being re-suspended in air and settling only slowly under the influence of gravity where it may cause nuisance.
Elevation	The vertical side of a building, usually drawn to scale.
Environmental Impact Assessment (EIA)	A technique for ensuring that the likely effects of a new development on the environment are fully understood and are taken into account before the development is allowed to go ahead. It provides a focus for public scrutiny of the project and enables the importance of the predicted effects, and the scope for modifying or mitigating them, to be properly evaluated by the decision-making authority.
Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
Environmental effect	The total effect of any operation on the surrounding environment.
Environmental Statement (ES)	A document, or documents, which sets out the developer's assessment of the likely effects of the project on the environment including mitigation measures and which is submitted in conjunction with an application for planning permission.
Equinox	A twice-annual occurrence whereby the sun crosses the earth's equator making night and day of equal length everywhere on earth. This typically occurs around 21 March (spring or vernal equinox) and 22 September (autumnal equinox).
Flood Risk Assessment (FRA)	The assessment, with proposed mitigation measures, of the potential for flooding to take place on a site whether from nearby surface waters or as a result of inadequate site drainage.
Freefield (Noise Levels)	An environment with no obstructions or reflective surfaces within the frequency region of interest.
Ground Gas	Any gas emitted from the earth. This may include gas produced by the decomposition of materials in the earth, e.g. landfill gas (comprising mainly methane and carbon dioxide), as well as naturally emitted radioactive gas such as radon.
Groundwater	Water associated with soil or rocks below the ground surface but is usually taken to mean water in the saturated zone.
Hoarding	Solid fencing, usually made of wood, usually installed on the perimeter of a site to restrict public access to the site and minimise dust, noise and other emissions from reaching the area surrounding the site.
Hydrocarbon	An organic compound comprising at least one carbon atom and one hydrogen atom. It can be used as a fuel and is a common contaminant known to have carcinogenic properties. Examples include methane and petroleum.

Impermeable	A soil or rock layer which does not permit water, or contaminants in the water, to pass through the layer.
In situ	In the natural, original or appropriate position.
Iron Age	(500BC - 43AD) First use of iron, divided into early, middle and later, some interaction with Romans and others.
Just In Time	A method of purchasing or material ordering whereby goods are delivered just before they are to be used. This method is considered a more 'environmentally-friendly' way of delivering goods/materials.
L _{A10}	The A-weighted noise level exceeded for 10% of the specified measurement period.
L _{A90}	The A-weighted noise level exceeded for 90% of the specified measurement period, which following BS4142:1990 is typically used to define background noise level.
L _{Aeq}	The Equivalent Continuous A-weighted Sound Pressure Level. The sound pressure level of a steady sound that, over the same time as the measurement period, contains the same total acoustic energy as the sound field being measured. This takes into account the level and duration of noise events and is considered the indicator of the Ambient Noise Level.
L _{Amax}	The single highest noise level recorded during a measurement period.
Landscaping	The planned planting of vegetation and/or altering of the contours of the land.
Listed Building	Statutory protection for buildings with special historic or architectural value. Grades I and II* require consultation with English Heritage where affected by development. Grade II is usually dealt with solely by the local planning authority.
London Clay	Dark bluish to brownish grey clay containing variable amounts of fine-grained sand and silt deposited approximately 55 million years ago.
Made Ground	Soils or other material that has been deposited by man rather than natural processes, for example to make up ground levels.
Major Aquifer	Classification given by the Environment Agency for highly permeable formations with a known or probable significant fracturing. They may be highly productive and may allow for large abstractions for public and other uses.
Massing	Overall bulk, size or volume of a building.
Medieval	(1066AD - c.1500AD) From the Norman Conquest through to the Renaissance.
Microclimate	The local climate of a site or habitat. In EIA terms, microclimate refers mainly to levels of daylight, sunlight and wind at a site.
Minor Aquifer	Classification given by the Environment Agency to aquifers of variable permeability that are important for local water supplies and in supplying base flow to rivers.
Mitigation (Measure)	The measures put forward to prevent, reduce and where possible, offset any adverse effects on the environment.
Modal Split	The proportion of trips made by each mode of transport.
Multiplier	Figure used to calculate the number of induced and indirect jobs created.
Neolithic	(3500BC - 2000BC) New stone age, first settled agrarian communities and monumental structures.
Nitrogen Dioxide	A colourless gas produced by combustion, degradation of organic matter, and oxidation of Nitrogen Oxide which can cause acid rain and contribute to smog.
Noise Exposure Category (NEC)	Noise Exposure Categories are specified to give guidance on the determination of the suitability of sites for new residential development.

Non-Technical Summary (NTS)	A summary of the Environmental Statement in non-technical language providing a concise, yet comprehensive summary of the likely effects of the project on the environment.
Peak Particle Velocity (PPV)	A measure of ground vibration magnitude which is the maximum rate of change of ground displacement with time, usually measured in millimetres/second.
Pedestrian Desire Lines	The natural, preferred movement of pedestrians in an urban area.
Permeability	The extent to which an environment allows a variety of access routes through it. A permeable environment is one where there is ease of movement and where people have a choice in the routes they may use.
pH	The level of acidity/alkalinity of a substance.
Pile	A timber, steel or concrete post that is driven, jacked or cast (bored) into the ground to carry vertical or horizontal loads.
Piling	Laying pile foundations.
Planning Policy Guidance (PPG)	National Planning Policy Guidance notes set out the Government's policies on different aspects of planning. Local planning authorities must take their content into account in preparing their development plans and the guidance may also be material to decisions on individual planning applications and appeals.
Planning Policy Statement (PPS)	Planning Policy Statements are being produced by the Government, and will eventually replace PPGs.
PM ₁₀	PM ₁₀ stands for particulate matter less than 10 microns in width.
Post-Medieval	(1500AD – 1945AD) Everything in recent centuries, especially monuments relating to the Industrial Revolution and the military.
Potable	Drinkable water fit for human consumption.
Preservation (in-situ/by record)	Although current guidance advocates preservation of important archaeology in situ i.e. by not developing the area or design of development to avoid damage, the alternative (especially with less important remains) is to preserve by record through archaeological excavation.
(Sensitive) Receptor	A component of the natural, created or built environment such as human being, water, air, a building, or a plant that is affected by an impact.
Remediation	Cleanup or other methods used to remove or contain a toxic spill or hazardous materials.
Residual effects	Those effects of the Development that cannot be mitigated following implementation of mitigation proposals.
Risk Assessment	An assessment of the likelihood and severity of an occurrence.
Roman	(43AD - 410AD) The first historical period, with written records, saw southern Britain subject to Roman government and culture (also Romano-British).
Schedule 2 (Development)	Development project types under EIA regulations where EIA is not mandatory in all cases but may be required, depending on the size, nature and scale of the development and the potential for significant environmental effects to arise.
Scheduled Monument (SM)	An important known site/monument in England which is required to be maintained by the Ancient Monuments and Archaeological Areas Act 1979 (as amended). Such monuments are protected by law.
Scoping	An initial stage in determining the nature and potential scale of environmental impacts arising as a result of a development, and an assessment of what further studies are required to establish their significance.
Scoping Opinion	A written statement of the opinions of the relevant planning authority as to the information to be provided in the Environmental Statement.

Scoping Study	A preliminary study investigating the potential environmental impacts that could arise from a development, used to identify issues for further investigation in the EIA.
Setting	The context in which a building or area can be appreciated.
Significance Criteria	Criteria or thresholds used to determine the significance or magnitude of a development's impact on the environment
Significance of effects	The nature and potential scale of the environmental effects arising from the proposed development, and assessing what further studies are required to establish their significance.
Site 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.
Solvent	A substance capable of dissolving another substance often used to process, apply, clean or separate materials. Examples include paint thinners, e.g. toluene and spot removers, such as petrol ether.
Statutory Consultees	Bodies which the local planning authority is obliged to consult with when considering a planning application, e.g. the highways authority, English Heritage or the Environment Agency. The identity of the statutory consultee varies depending on the nature of the proposed development.
Strata (singular: stratum)	Layers of specific types of geological material, for example brickearth or chalk.
Substructure	A structure forming the foundation of a building or an area below a structure, i.e. a basement.
Sustainable Development	Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
Taplow Terrace River Gravels	Sand and gravel.
Thanet Sands	Fine grained sand.
Threshold	The minimum value that will produce a response or specified effect.
Topography	The shape and configuration of the land.
Townscape	The overall appearance, character and setting of a town.
Travel Plan	A transport plan whose aim is to reduce reliance on private cars and increase use of public transport.
Truncation	The partial or complete removal of archaeological deposits by later activity.
Upper Chalk	Soft white limestone with flints.
Vertical Sky Component (VSC) Method	Measures the amount of light available on the outside plane of the centre of a window as a ratio of the amount of total unobstructed sky viewable following the introduction of visible barriers such as buildings.