

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.	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 $20\mu\text{Pa}$.
ADMS Roads	Atmospheric Dispersion Modelling System Roads is a line-source Gaussian dispersion model with the capability to model 3-point sources.	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.
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 ($LA_{\text{Feq},T}$).	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).
Amenity	A pleasant or advantageous aspect of the environment.	Displacement	An estimate of economic factors that may have reasonably been attained by other competitors in the absence of the development.
Annual Probable Sunlight Hours	A measure of sunlight that a given window may expect over a year period.	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.
Aquifer	A below ground, water-bearing layer of soil or rock.	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.
Alluvium	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).	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).
Arisings	Material (often spoil) derived from the ground through excavation.	Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
A-weighting, dB(A)	The unit of sound level, weighted according to the A-scale, which takes into account the increased sensitivity of the human ear at some frequencies.	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.
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.	Environmental Statement	A statement that includes such information that is reasonably required to assess the environmental effects of a development.
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.	Facade	The front or face of a building.
Borehole	A deep hole bored into the ground as part of intrusive geological investigations.	Fit-out	Installation of all non-substructure and non-superstructure items such as electrical water services, as well as final internal finishings.
Carbon Dioxide (CO_2)	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.	Floodplain	Land adjacent to a watercourse over which water flows, or would flow but for defences in place, in times of flood.
Combined Heat and Power	A low carbon technology which generates electricity whilst also capturing usable heat that is produced in the process.	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.
Completed Development	A development scheme which has been build out.	Glare	The uncomfortable brightness of a light source or illuminated area when viewed against a dark background.
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 1990) Act, the character or appearance of which it is desirable to preserve or enhance.	Grade I Listed Building	A listed building that is of exceptional interest.
Construction Environmental Management Plan	A documented management system with environmental procedures to monitor residual impacts of the construction phase of a development.	Grade II Listed Building	A listed building that is of special interest.
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.		

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Grade II* Listed Building	A listed building that is of particular importance and of more than special interest.	Mitigation Measure	Measure aiming at reducing an adverse environmental effect.
Gross External Area	A measure of floor space calculated in accordance with the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice.	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).
Gross Internal Area	A measure of the area of a building measured to the internal face of the perimeter walls at each floor level.	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.
Heritage Asset	A building, area or scene which makes a positive contribution of special architectural, historic or environmental interest.	Non-Technical Summary	A summary of the Environmental Statement in 'non-technical language'.
Hoarding	A temporary board fence set up on the perimeter of a building site.	No-sky Line	A measure of the distribution of diffuse daylight within a room.
Hydrogeology	The study of geological factors relating to the Earth's water.	Obtrusive Light	Any light emitted from artificial sources into spaces where this light would be unwanted.
In-situ	In the natural, original or appropriate position.	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.
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.	Ordnance Datum	Land levels are measured relative to the average sea level at Newlyn, Cornwall. This average level is referred to as 'Ordnance Datum'.
L _A F _{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.	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.
L _A F _{max,T}	The A-weighted noise level index defined as the maximum noise level during the period T. L _{max} is sometimes used for the assessment of occasional loud noises, which may have little effect on the overall Leq noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.	Particulate Matter	Discrete particles in ambient air, sizes ranging between nanometres (nm, billionths of a metre) to tens of micrometres (µm, millionths of a metre).
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.	Pathways	The routes by which impacts are transmitted through air, water, soils or plants and organisms to their receptors.
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).	Pedestrian Level Wind Speed	Mean or gust wind speed measured at 1.5 m above ground level.
Light Trespass	The spilling of light beyond the boundary of the area to be lit.	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 to across a range of pedestrian environments.
Listed Building	A building or structure of special architectural or historic interest which is included in a list made by the Secretary of State.	Photomontage	The use of photographs of a site from a certain viewpoint to show both the current base (pre-development) state of the site and the anticipated view of the site once development is complete.
Local Plan	A series of documents which sets out the vision and framework for development in the borough.	Pile	A timber, steel or concrete post which is driven, jacked or cast (bored) into the ground to carry vertical or horizontal loads.
London Plan	The adopted Spatial Development Strategy for London that sets out a vision for London and identifies the means by which this vision might be achieved. Issued in 2016.	Plant	A building's generator, heating, ventilation, and/or electricity-production system.
Made Ground	Soils or other material which has been deposited by man rather than natural processes, for example to make up ground levels.	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.
Mechanical Ventilation Heat Recovery	An energy recovery ventilation system using equipment known as a heat recovery ventilator, heat exchanger, air exchanger, or air-to-air heat exchanger which employs a cross flow or counter-flow heat exchanger (countercurrent heat exchange) between the inbound and outbound air flow. The system provides fresh air and improved climate control, while also saving energy by reducing heating (and cooling) requirements.	Public Transport Accessibility Level Assessment	A means of quantifying and comparing accessibility by public transport for a given site.
Mitigation	Any process, activity of thing designed to avoid, reduce or remedy adverse environmental impacts likely to be caused by a development project.		

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Public Realm	The space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.
Receptor (Sensitive)	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.
Residual Effects	Those effects of a development following implementation of any relevant mitigation proposals.
Risk Assessment	An assessment of the likelihood and severity of an occurrence.
Setting	The context in which a building or area can be appreciated.
Severance	The perceived divisions that can occur within a community when it becomes separated by a traffic route.
Site of Importance for Nature Conservation	A non-statutory site identified as being areas of importance for wildlife and geology.
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 (LAeq,T)
Statutory Consultees	Groups or bodies that, by law, must be consulted as part of the planning application process for EIA development.
Strata	Layer of rock or soil.
Substructure	Elements of a development below ground level, typically basements and foundations.
Superstructure	Elements of a development above ground principally the mega frame, supporting northern core and outer shell cladding.
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.
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.
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.
Ward	An administrative division of a city or borough that typically elects and is represented by a councillor or councillors.
Watching Brief (archaeological)	An archaeological watching brief is 'a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.'
Wireline	A single line representing the outline of the building.

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Abbreviations

µgm ⁻³	Micrograms per cubic metre	CoPA	Control of Pollution Act
µm	Micrometres	COSHH	Control of Substances Hazardous to Health
AADT	Annual Average Daytime Traffic Flows	CRTN	Calculation of Road Traffic Noise
AAWT	Annual Average Weekly Traffic Flows	DAS	Design and Access Statement
AD	Anno Domini	dB	Decibel
ADF	Average Daylight Factor	DBA	Desk Based Assessment
ADMS	Atmospheric Dispersion Modelling System	DCLG	Department for Communities and Local Government
AOD	Above Ordnance Datum	DEFRA	Department of Environment, Food and Rural Affairs
APSH	Annual Probable Sunlight Hours	DfT	Department for Transport
AQ	Air Quality	DMP	Dust Management Plan
AQAL	Air Quality Assessment Level	EA	Environment Agency
AQAP	Air Quality Action Plan	EC	European Commission
AQMA	Air Quality Management Area	EHO	Environmental Health Officer
ATC	Automatic Traffic Counters	EIA	Environmental Impact Assessment
AVRs	Accurate Visual Representations	EPA	Environmental Protection Act
B	Beaufort	ES	Environmental Statement
BAP	Biodiversity Action Plan	Ev	Vertical Illuminance In Lux
BC	Before Christ	FRA	Flood Risk Assessment
BEB	Building Emissions Benchmark	FTE	Full Time Equivalent
bgl	Below Ground Level	FTP	Framework Travel Plan
BRE	Building Research Establishment	GEA	Gross External Area
BREEAM	British Research Establishment Environmental Assessment Method	GIA	Gross Internal Area
BS	British Standard	GLA	Greater London Authority
BSI	British Standard Institute	GLVIA	Guidelines for Landscape and Visual Impact Assessment
CA	Conservation Area	GP	General Practitioner
C&D	Construction and Demolition	Ha	Hectare
CDE	Construction, Demolition and Excavation	HE	Historic England
CEMP	Construction Environmental Management Plan	HGV	Heavy Goods Vehicle
CERS	Cycle Environment Review System	HUDU	Healthy Urban Development Unit
CHP	Combined Heating and Power	IAQM	Institute of Air Quality Management
CIL	Community Infrastructure Levy	IEMA	Institute of Environmental Management and Assessment
CLP	Construction Logistics Plan	Kg	Kilograms
CO	Carbon monoxide	km	Kilometres
CO ₂	Carbon dioxide	kWh	Kilowatt hour
CoCP	Code of Construction Practice	l/s	Litres per second
CoP	Code of Practice	LAQM	Local Air Quality Management
		LBS	London Borough of Southwark

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LLFA	Lead Local Flood Authority	SINC	Site of Importance for Nature Conservation
LPA	Local Planning Authority	SoS	Secretary of State
LVMF	London View Management Framework	SO ₂	Sulphur Dioxide
m	Metre	SPD	Supplementary Planning Documents
m ²	Square metre	SPG	Supplementary Planning Guidance
m ³	Cubic metre	SPZ	(Groundwater) Source Protection Zone
M AOD	Metres Above Ordnance Datum	SSSI	Site of Special Scientific Interest
mm/s	Millimetres per second	SuDS	Sustainable Urban Drainage Systems
m/s	Meters per Second	TA	Transport Assessment
MTS	Mayor's Transport Strategy	TEB	Transport Emissions Benchmark
MVHR	Mechanical Ventilation and Heat Recovery	TfL	Transport for London
NAQO	National Air Quality Objectives	TLRN	Transport for London Road Network
N/A	Not applicable	THVIA	Townscape, Heritage and Visual Impact Assessment
NHS	National Health Service	TTE	Total Transport Emissions
NIA	Net Internal Area	UK	United Kingdom
NO ₂	Nitrogen Dioxide	VSC	Vertical Sky Component
NOx	Nitrogen Oxides	WHS	World Heritage Site
NSL	No-Sky Line	WSI	Written Scheme of Investigation
NTS	Non-Technical Summary		
NPPF	National Planning Policy Framework		
NRMM	Non-Road Mobile Machinery		
O ₃	Ozone		
OD	Ordnance Datum		
ONS	Office of National Statistics		
OS	Ordnance Survey		
PAN	Public Admission Numbers		
PERS	Pedestrian Environment Review System		
PFRA	Preliminary Flood Risk Assessment		
PM ^{2.5} /PM ¹⁰	Particulate Material of a particular size fraction		
PPE	Personal Protective Equipment		
PPG	Planning Practice Guidance		
PPG	Pollution Prevention Guidelines		
ppm	Parts per million		
PRA	Preliminary Risk Assessment		
RFRA	Regional Flood Risk Assessment		
SCI	Statement of Community Involvement		
SFRA	Strategic Flood Risk Assessment		

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