

Chapter 14: Glossary 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.
Air Quality Management Area (AQMA)	If a Local Authority identifies any locations within its boundaries where the Air Quality Objectives are not likely to be achieved, it must declare the area as an Air Quality Management Area (AQMA). The area may encompass just one or two streets, or it could be much bigger. The Local Authority is subsequently required to put together a plan to improve air quality in that area - a Local Air Quality Action Plan.
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.
Aquifer	A below ground, water-bearing layer of soil or rock.
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).
Arisings	Material (often spoil) derived from the ground through excavation.
Archaeological Priority Area (APA)	Area where there is significant known archaeological interest or potential for new discoveries.
A-weighting, dBA	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.
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 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.
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 (CEMP)	A documented management system with environmental procedures to monitor residual impacts of the construction phase of a development.
Construction Logistics Plan (CLP)	A documented travel plan specific for a construction site.

Committed Development 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.
Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
Environmental Impact Assessment (EIA)	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 (ES)	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.
Flood Risk Zone	There are three Flood Risk Zones as defined by the Environment Agency: - Flood Zone 1 - land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%) - Flood Zone 2 - land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year - Flood Zone 3 - land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year Note: These flood zones refer to the probability of river and sea flooding, ignoring the presence of defences.
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 (GEA)	A measure of floor space calculated in accordance with the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice.
Gross Internal Area (GIA)	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.
Hoarding	A temporary board fence set up on the perimeter of a building site.
Hydrogeology	The study of geological factors relating to the Earth's water.
In-situ	In the natural, original or appropriate position.
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.
L _A Feq,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.
L _A Fmax,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.
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. 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).
Light Trespass	The spilling of light beyond the boundary of the area to be lit.
Listed Building	A building or structure of special architectural or historic interest which is included in a list made by the Secretary of State.
Local Plan	A series of documents which sets out the vision and framework for development in the borough.
Made Ground	Soils or other material which has been deposited by man rather than natural processes, for example to make up ground levels.
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.
Mitigation	Any process, activity of thing designed to avoid, reduce or remedy adverse environmental impacts likely to be caused by a development project.
Mitigation Measure	Measure aiming at reducing an adverse environmental effect.

National Planning Policy Framework	The revised version came into force on 19 th February 2019 replacing the 2012 NPPF. 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).
Net Internal Area (NIA)	The useable area within a building measured to the internal face of the perimeter <u>walls</u> at each <u>floor</u> level.
Nitrogen Dioxide (NO ₂)	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.
Non-Technical Summary (NTS)	A summary of the Environmental Statement in 'non-technical language'.
No-sky Line	A measure of the distribution of diffuse daylight within a room.
Obtrusive Light	Any light emitted from artificial sources into spaces where this light would be unwanted.
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.
Ordnance Datum (OD)	Land levels are measured relative to the average sea level at Newlyn, Cornwall. This average level is referred to as 'Ordnance Datum'.
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.
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).
Pathways	The routes by which impacts are transmitted through air, water, soils or plants and organisms to their receptors.
Pedestrian Level Wind Speed	Mean or gust wind speed measured at 1.5 m above ground level.
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.
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.
Pile	A timber, steel or concrete post which is driven, jacked or cast (bored) into the ground to carry vertical or horizontal loads.
Plant	A building's generator, heating, ventilation, and/or electricity-production system.
Planning Practice Guidance (PPG)	A web-based resource that came into force in 2014, it has since been updated to reflect the new NPPF. It seeks to consolidate existing technical guidance into a consolidated online format and provides further detail on the policies contained within the NPPF.
Public Transport Accessibility Level Assessment (PTAL)	A means of quantifying and comparing accessibility by public transport for a given site, ratings range from 0 (the worst) to 6b (the highest).
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 a 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 (SINC)	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 (SPD)	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.
Supplementary Planning Guidance (SPG)	Documents that provide further guidance on policies in the London Plan that can't be addressed in sufficient detail in the plan itself
The Applicant	The persons or entities making the planning application, in this case Olympus Property Holding Limited
The "Masterplan Site"	The land falling within the red line boundary for the Masterplan Application.
The "Olympia Way Site"	The land falling within the red line boundary for the Olympia Way Application.
"The Applications"	The Masterplan Application and the Olympia Way Application.
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
AADT	Annual Average Daytime Traffic Flows
ADF	Average Daylight Factor
ADMS	Atmospheric Dispersion Modelling System
AEP	Annual Exceedance Probability
AHU	Air Handling Units
AOD	Above Ordnance Datum
APSH	Annual Probable Sunlight Hours
AAP	Archaeological Area of Potential
AQAL	Air Quality Assessment Level
AQC	Analytical Quality Control
AQMA	Air Quality Management Area
AURN	Automatic Urban and Rural Network
BEB	Building Emissions Benchmark
BMU	Building Maintenance Unit
BPM	Best Practicable Means
BRE	Building Research Establishment
BRES	Business Register and Employment Survey
BS	British Standard
CAZs	Clean Air Zones
CEMP	Construction Environmental Management Plan
CHP	Combined Heating and Power
CIE	Commission Internationale de L'Eclairage
CIL	Community Infrastructure Levy
CITB	Construction Industry Training Board
CURED v3A	Calculator Using Realistic Emissions for Diesels
DAS	Design and Access Statement
dB	Decibel
dBA	A-weighted decibel
DEFRA	Department of Environment, Food and Rural Affairs
DMP	Dust Management Plan
DMRB	Design Manual for Roads and Bridges
EA	Environment Agency
EAL	Environmental Assessment Level
EC	European Commission
EFA	Education Funding Agency
EIA	Environmental Impact Assessment
EPUK	Environmental Protection UK

ERP	Emergency Response Plan
ES	Environmental Statement
EU	European Union
Ev	Vertical Illuminance In Lux
FE	Forms of Entry
FRA	Flood Risk Assessment
FTE	Full Time Equivalent
GEA	Gross External Area
GHG	Greenhouse Gas
GIA	Gross Internal Area
GLA	Greater London Authority
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GP	General Practitioner
Ha	Hectare
HCA	Health and Communities Agency
HDV	Heavy Duty Vehicle
HE	Historic England
HGV	Heavy Goods Vehicle
HIA	Health Impact Assessment
HSE	Health and Safety Executive
HTVIA	Heritage, Townscape and Visual Impact Assessment
HUDU	Healthy Urban Development Unit
IAQM	Institute of Air Quality Management
IEMA	Institute of Environmental Management and Assessment
ILP	Institute of Lighting Professionals
IMD	Indices of Multiple Deprivation
IOA	Institute of Acoustics
JSA	Jobseeker's Allowance
Kg	Kilograms
km	Kilometres
L/s	Litres per second
LAQM	Local Air Quality Management
LDV	Light Duty Vehicle
LEZ	Low Emission Zone
LNR	Local Nature Reserve
LOAEL	Lowest Observable Adverse Effect Levels
LPA	Local Planning Authority
LT	Long Term
m	Metre

m AOD	Metres Above Ordnance Datum
m ²	Square metre
m ³	Cubic metre
mg/s	Milligrams per second
mm/s	Millimetres per second
MT	Medium Term
NHS	National Health Service
NIA	Net Internal Area
NMA	Non-Material Amendment
NNR	National Nature Reserve
NO ₂	Nitrogen Dioxide
NOR	Number On Roll
NO _x	Nitrogen Oxides
NPPF	National Planning Policy Framework
NPSE	Noise Policy Statement for England
NRMM	Non-Road Mobile Machinery
NSL	No-Sky Line
NTS	Non-Technical Summary
OD	Ordnance Datum
ONS	Office of National Statistics
OS	Ordnance Survey
PAN	Public Admission Numbers
PCU	Passenger Car Unit
PEM	Project Environmental Manager
PM _{2.5} /PM ₁₀	Particulate Material of a particular size fraction
PPE	Personal Protective Equipment
PPG	National Planning Practice Guidance
PPV	Peak Particle Velocity
PSH	Probable Sunlight Hours
PV	Photovoltaic
RBC	Reading Borough Council
SAC	Special Areas of Conservation
SFRA	Strategic Flood Risk Assessment
SOAEL	Significant Observed Adverse Effect Level
SPA	Special Protection Areas
SPD	Supplementary Planning Documents
SPG	Supplementary Planning Guidance
SINC	Site of Importance for Nature Conservation
SSSI	Site of Special Scientific Interest

ST	Short Term
SWL	Sound Power Levels
SWMP	Site Waste Management Plan
TEA	Triethanolamine
TEB	Transport Emissions Benchmark
UK	United Kingdom
UKCP09	UK Climate Projections
UKPN	United Kingdom Power Networks
ULEZ	Ultra Low Emission Zone
ULSD	Ultra Low Sulphur Diesel
VDV	Vibration Dose Values
VSC	Vertical Sky Component
WSI	Written Scheme of Investigation