

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.	Cumulative Effects	Effects that result from incremental changes caused by other past, present or reasonably foreseeable actions.
Amenity	A pleasant or advantageous aspect of the environment.	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.
Annual Probable Sunlight Hours	A measure of sunlight that a given window may expect over a year period.	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).
Aquifer	A below ground, water-bearing layer of soil or rock.	Early Medieval (Saxon)	Historic time period from AD 410-AD 1066.
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 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.
Arisings	Material (often spoil) derived from the ground through excavation	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.
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.	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).
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.	Embodied Energy	Energy used in the sourcing, manufacture, transportation and assembly of goods and materials.
Borehole	A deep hole bored into the ground as part of intrusive geological investigations.	Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
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.	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.
Combined Heat and Power	A low carbon technology which generates electricity whilst also capturing usable heat that is produced in the process.	Environmental Statement	A statement that includes such information that is reasonably required to assess the environmental effects of a development.
Completed Development	A development scheme which has been build out.	Evaluation (archaeological)	A field evaluation is 'a limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area'.
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.	Façade	The front or face of a building.
Construction Environmental Management Plan	A documented management system with environmental procedures to monitor residual impacts of the construction phase of a development.	Finished Floor Levels	The final level or position of the finished floor, including any tiles, as opposed to the level of the concrete or wood subfloor surface or floor joist
Construction Method Statement	A document which addresses the health and safety risks to workers and other personnel on-site during the construction phase of the development.	Fit-out	Installation of all non-substructure and non-superstructure items such as electrical water services, as well as final internal finishings.
Cumulative Developments	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.	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.	Non-Technical Summary	A summary of the Environmental Statement in 'non-technical language'.
Grade I Listed Building	A listed building that is of exceptional interest.	No-sky Line	A measure of the distribution of diffuse daylight within a room.
Grade II Listed Building	A listed building that is of special interest.	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.
Grade II* Listed Building	A listed building that is of particular importance and of more than special interest.	Ordinance Datum	Land levels are measured relative to the average sea level at Newlyn, Cornwall. This average level is referred to as 'Ordinance Datum'.
Gross External Area	A measure of floor space calculated in accordance with the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice.	Overshadowing	Overshadowing occurs when a structure blocks out sunlight from neighbouring properties 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.
Gross Internal Area	A measure of the area of a building measured to the internal face of the perimeter walls at each floor level.	Palaeoenvironmental	An environment at a period in the geological past.
Groundwater Source Protection Zone	An area in which groundwater is abstracted for public water supply.	Permeability	The extent to which an environment allows people a variety of access routes through it. A permeable environment is one where there is ease of movement and where people have a choice of the routes they may use.
Heritage Asset	A building, area or scene which makes a positive contribution of special architectural, historic or environmental interest.	Photomontage	The use of photographs of a site from a certain viewpoint to show both the current base state of the site and the anticipated view of the site once development is complete.
Hoarding	A temporary board fence set up on the perimeter of a building site.	Pile	A timber, steel or concrete post which is driven, jacked or cast (bored) into the ground to carry vertical or horizontal loads.
<i>In-situ</i>	In the natural, original or appropriate position.	Plant	A building's generator, heating, ventilation, and/or electricity-production system.
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.	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 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.	Post-Medieval	Historic time period from AD 1485-present
Listed Building	A building or structure of special architectural or historic interest which is included in a list made by the Secretary of State.	Prehistoric	Historic time period from 7500,000-AD AD43
Made Ground	Soils or other material which has been deposited by man rather than natural processes, for example to make up ground levels.	Preservation by Record	Archaeological mitigation strategy where archaeological remains are fully excavated and recorded archaeologically and the results published. For remains of lesser significance, preservation by record might comprise an archaeological watching brief or evaluation.
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.	Preservation <i>in situ</i>	Archaeological mitigation strategy where nationally important (whether Scheduled or not) archaeological remains are preserved in situ for future generations, typically through modifications to design proposals to avoid damage or destruction of such remains.
Mitigation	Any process, activity of thing designed to avoid, reduce or remedy adverse environmental impacts likely to be caused by a development project.	Public Realm	The space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.
Mitigation Measure	Measure aiming at reducing an adverse environmental effect.	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.
National Planning Policy Framework	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).	Residual Effects	Those effects of a development that cannot be mitigated following implementation of mitigation proposals.

Risk Assessment	An assessment of the likelihood and severity of an occurrence.
Roman	Historic time period from AD 43-AD 410.
Scheduled Monument	Site of archaeological or historic interest included in the Schedule of Monuments compiled by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979.
Setting	The context in which a building or area can be appreciated.
Sites and Monuments Record	A computerised record of information for all statutorily listed buildings, known archaeological sites and stray finds, parks and gardens of special interest in England
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.
Sustainable Development	Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
The Applicant	The person or entity making the planning application.
The application 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.
Travel Plan	A document which puts measures in place that will encourage sustainable travel and reduce reliance on single occupancy cars.
Truncate	Partially or wholly remove. In archaeological terms remains may have been truncated by previous construction activity.
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.
Vibration	The periodic movements of structures transferred by ground and parts of the building, due to events such as train pass-by, piling, blasting or use of heavy machinery.
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.'
Wind 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).

ABBREVIATIONS

ADF	Average Daylight Factor	GIA	Gross Internal Area
AOD	Above Ordnance Datum	GIS	Geographic Information System
APA	Archaeological Priority Area	GLVIA	Guidelines for Landscape and Visual Impact Assessment
AQMA	Air Quality Management Area	Ha	Hectare
ASHP	Air Source Heat Pump	HE	Historic England
AVRs	Accurate Visual Representations	HEA	Historic Environment Assessment
bgl	Below Ground Level	HER	Historic Environment Record
BGS	British Geological Survey	HGV	Heavy Goods Vehicle
BTVA	Built Heritage, Townscape, and Visual Assessment (BTVA)	HIA	Health Impact Assessment
BRE	Building Research Establishment	hr	Hour
BREEAM	British Research Establishment Environmental Assessment Method	HSE	Health and Safety Executive
CA	Conservation Area	HTVIA	Heritage, Townscape, Visual Impact Assessment
CABE	Commission Activity for the Architecture and the Built Environment	IAQ	Indoor Air Quality
CDM	Construction Design and Management	IEMA	Institute of Environmental Management and Assessment
CFA	Continuous Flight Auger	IPC	Infrastructure Planning Commission
CHP	Combined Heating and Power	KPI	Key Performance Indicators
CIBSE	Chartered Institute of Building Services Engineers	l	litres
CIE	Commission on Illumination	l/s	Litres per second
CIFA	Chartered Institute of Archaeologists	LCC	Lawson Comfort Criteria
CLC	City of Lincoln Council	LLB	Locally Listed Building
CMP	Construction Management Plan	LLFA	Lead Local Floor Authority
CO ₂	Carbon dioxide	LPA	Local Planning Authority
DCLG	Department for Communities and Local Government	LZC	Low or Zero Carbon
DEFRA	Department of Environment, Food and Rural Affairs	m	Metre
DHW	Domestic Hot Water	m ²	Square metre
EA	Environment Agency	m ³	Cubic metre
EC	European Commission	mAOD	Metres Above Ordnance Datum
EH	English Heritage	MEP	Mechanical, Electrical and Plumbing
EIA	Environmental Impact Assessment	MMC	Modern Methods of Construction
EPI	Environmental Performance Indicators	MOLA	Museum of London Archaeology
ES	Environmental Statement	MVHR	Mechanical Ventilation and Heat Recovery
FRA	Flood Risk Assessment	NHL	National Heritage List for England
FTTP	Fibre to the Premises	NMR	National Monuments Record
FWEP	Flood Warning and Evacuation Plan	No _x	Nitrogen Oxides
GEA	Gross External Area	NO ₂	Nitrogen Dioxide

NRHE	National Record for the Historic Environment
NSC	No Sky-Line Contour
NSL	No-Sky Line
NSR	Noise Sensitive Receptor
NTS	Non-Technical Summary
NPPF	National Planning Policy Framework
OD	Ordnance Datum
OS	Ordnance Survey
OSNGR	Ordnance Survey National Grid Reference
PEA	Preliminary Ecological Assessment
PEM	Project Environmental Manager
PI	Performance Indicators
PINS	The Planning Inspectorate
PPG	Planning Practice Guidance
PRA	Preliminary Risk Assessment
RBC	Reading Borough Council
RCHME	Royal Commission on the Historical Monuments of England
SFP	Specific Fan Powers
SFRA	Strategic Flood Risk Assessment
SI	Site Investigation
SLB	Statutory Listed Buildings
SMR	Sites and Monuments Record
SoP	Standard of Protection
SPG	Supplementary Planning Guidance
Sq. Ft.	Square Feet
Sqm	Square Metres
Sq. Mts	Square Metres
SuDS	Sustainable Drainage Systems
SWMP	Site Waste Management Plan
TPO	Tree Preservation Order
TRY	Test Reference Year
UK	United Kingdom
VSC	Vertical Sky Component
VOC	Volatile Organic Compounds
WSI	Written Scheme of Investigation