

GLOSSARY

A1 Class use	Class of land use as set out in the Town and Country Planning (Use Classes) Order 1987 for Shops. Includes post offices, travel agents, hairdressers and dry cleaners.
A2 Class use	Class of land use as set out in the Town and Country Planning (Use Classes) Order 1987 for Financial and Professional Services. Includes banks, building societies, betting offices and other financial and professional services.
A3 Class use	Class of land use as set out in the Town and Country Planning (Use Classes) Order 1987 for Food and Drink. Includes restaurants and cafes.
Above Ordnance Datum (AOD)	The distance above the mean tides at Newlyn, Cornwall.
A-weighted sound pressure level	A logarithmic measure of sound pressure which takes into account the human auditory system's response to the size of changes in sound pressure and differential sensitivity to sounds of different pitches (or frequencies).
Air quality	A measure of the degree to which air is polluted.
Alluvial soils	Any materials deposited by a river.
Ambient	Background levels.
Aquifer	A layer of rock beneath the earth's surface sufficiently porous and permeable to store significant quantities of water.
ARCADY 5.0	A computer program developed by the Transport Research Laboratory to analyse the capacity of roundabouts.
Archaeology	The scientific study of ancient or historic physical remains of human activity, both above and below ground.
Archaeological watching brief	Attendance on site of a suitably qualified or experienced archaeologist during the course of ground excavations, for the purpose of making records of archaeological evidence revealed during such excavations, usually working to a brief agreed with the local planning authority.
Asbestos	A group of fibrous silicate materials which are resistant to heat, fire and chemicals, and which are used to provide electrical and thermal insulation. The inhalation of asbestos fibres can lead to chronic lung damage and cancer.
B1 Class use	Class of land use as set out in the Town and Country Planning (Use Classes) Order 1987 for Business. Includes offices, research and development, light industry appropriate in a residential area.
Baseline	Existing environmental conditions present on, or near a site, against which future changes may be measured or predicted.
Biodiversity	The variety of life forms that inhabit the earth.
Borehole	A hole drilled or dug into the earth's surface through which groundwater can be withdrawn.

BREEAM	The Building Research Establishment's Environmental Assessment Method for rating the environmental performance of an office building.
Brownfield site	Sites that comprise previously developed land.
C1 Class use	Class of land use as set out in the Town and Country Planning (Use Classes) Order 1987 for Hotels. Includes hotels, boarding and guest houses where no significant level of care is provided.
C3 Class use	Class of land use as set out in the Town and Country Planning (Use Classes) Order 1987 for Dwelling Houses. Includes family houses or houses occupied by up to 6 residents living together as a single household, including a household where care is provided for residents.
Construction Environmental Management Plan (CEMP)	A documented management system with environmental procedures to monitor residual impacts of the construction and operational phases of the development.
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.
Cumulative Impacts	Impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions.
D2 Class use	Class of land use as set out in the Town and Country Planning (Use Classes) Order 1987 for Assembly and Leisure. Includes cinemas, concert halls, bingo and dance halls, casinos, swimming baths, skating rinks, gymnasiums or sports arenas.
Daughter Directive	A daughter directive is a sub-set of legislation specifying in more detail the requirements of a European Commission (EC) Directive.
Directive	European Commission (EC) 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 EC Air Quality Framework Directive 96/62 that is brought into legal effect in the UK by the Air Quality (England) Regulations (2000).
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).
DMRB Localised Air Quality Assessment	The DMRB Localised Air Quality Assessment is a screening tool used primarily to establish the potential for significant adverse air quality impacts from road traffic.
Displacement	An estimate of economic factors that may have reasonably been attained by other competitors in the absence of the development.
Dust	Fine particles of solid materials ranging in size from 1 to 75 um diameter (see British Standard 3405) capable of being resuspended in air and settling only slowly under the influence of gravity where it may cause nuisance.
Ecology	The study of living organisms in relation to their surroundings.
Ecosystem	Term used to describe a community of interdependent organisms and the physical environment they inhabit.

Effects	A predicted change in the environmental baseline as a result of the proposed development. Effects can be positive or negative.
Effluent	A fluid discharged or emitted to the external environment.
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 technique for ensuring that the likely effects of new development on the environment are fully understood and 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.
Environmental impact	The total effect of any operation on the surrounding environment.
Environmental Statement (ES)	The outcome of the Environmental Assessment presented in a formal document or documents in accordance with EC Directive 85/337. Includes such information that is reasonably required to assess the environmental effects of a development.
Fauna	The animal life characteristics of a particular biome.
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes (LI/IEMA 2002).
Flood	The inundation of normally dry land by water.
Flood plain	An area of limited relief bordering a river inundated when a river overflows its banks during a flood.
Flood storage capacity	The volume available for floodwaters to occupy.
Flora	The combination of plant life in a particular geographical area.
Fugitive dust emissions	Dust emissions escaping from a construction site.
Green Travel Plan	A transport plan whose aim is to reduce reliance on private cars and increase use of public transport.
Groundwater	Water that accumulates in the pore spaces and cracks in the rocks beneath the earth's surface.
Groundwater Source Protection Zone	A defined area within which groundwater is extracted for potable water supply. The area is defined by the Environment Agency on the basis of the length of time taken for groundwater to migrate from the potable source.
Gross Domestic Product (GDP)	A measure of the total economic activity occurring in the UK.
Habitat	The specific environment in which an organism lives.
Hydrology	The scientific study of water in the earth/atmosphere system.
Hydrogeology	The study of geological factors relating to the Earth's water.
Impact significance	Opinions from a relevant planning authority at an initial stage as to what are the nature and potential scale of the environmental impacts arising from the proposed development, and assessing what further studies are required to establish their significance.

In-situ	In the natural, original or appropriate position.
Intervisibility	Two points on the ground or two features are described as "intervisible" when they are visible from each other.
Intrusive investigation	An investigation involving penetration into the ground and removal of soil.
LA₁₀	The noise level exceeded for 10% of the measurement time.
LA₅₀	The LA ₅₀ is the noise level exceeded for 50% of the measurement period.
LA_{90,T}	The A weighted noise level exceeded for 90% of the specified measurement period. (T) In BS4142: 1990 it is used to define background noise level.
LA_{eq}	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.
LA_{eq 1 minute}	The equivalent continuous sound level (free-field, ambient) over one minute.
LA_{max}	The single highest noise level recorded during a measurement period.
Landscape	Landscape results from the way that different aspects of our environment (physical, social, aesthetic and perceptual) interact together and are perceived by us: <ul style="list-style-type: none"> • Physical elements – e.g. geology, landform, soils, flora and fauna; • Social elements – e.g. land use, enclosure patterns, and the patterns, form and scale of settlements and other built development; • Aesthetic factors – e.g. colour, form, visual texture and pattern, sounds, smells and touch; • Perceptual factors – e.g. memories, associations, stimuli and preferences.
Landscape character	Landscape character arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects in the landscape.
Landscape areas (LCAs)	character Single unique areas that are discrete geographical areas containing one or more landscape types.
Landscape types (LCTs)	character Generic units of landscape that display a distinct, consistent and recognisable landscape character.
Landscape element	The physical components (both natural and manmade) of the landscape.
Landscape fabric	The elements and features that constitute the physical components of the landscape, including ground vegetation, hedgerows, trees, shrubs, walls, fences, and vernacular structures.
Landscape feature	A prominent eye-catching element, e.g. a wooded hilltop or a church spire.

Landscape units	An umbrella term for landscape character areas and landscape character types.
Light pollution	Different forms of unwanted or wasted light as identified by the Institute of Lighting Engineers, including sky glow, glare and light trespass.
Listed Building	A building included in a list produced by the Secretary of State for Culture, Media and Sport. It comprises buildings and other structures that are of special architectural or historic interest.
Local Nature Reserve	An area of local interest to which there is a commitment for conservation declared under the National Parks and Access to Countryside Act 1949.
Local road	Minor roads, below the category of a local distributor, which provides direct access to residential and commercial properties.
Mitigating factor	A matter to be taken into account as a benefit to offset any perceived or demonstrable harmful impact.
Mitigation (measure)	The measures put forward to prevent, reduce and where possible, offset any adverse effects on the environment.
Mixed-use development	Urban development comprising a mix of uses which can include residential, retail, commercial, open space and community facilities.
National Planning Policy Guidance	National Planning Policy Guidance (PPG) 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.
National Planning Policy Framework	The overarching national planning policy published by the DCLG.
National Cycle Network (NCN)	A national network of cycle routes, the first 5000 miles of which were opened in summer 2000, under development by the civil engineering charity Sustrans.
Net	After all deductions have been made.
Noise Exposure Category	Recommended noise levels introduced in PPG24 for residential development near transport-related noised sources.
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.
OSCADY 4.0	A computer program developed by the Transport Research Laboratory to analyse the capacity of signal controlled junctions.
Particulate matter	A collective name for fine solid or liquid particles in ambient air. Sizes range between nanometres (nm, billionths of a metre) to tens of micrometres (μm , millionths of a metre). Particulate matter includes dust, smoke, soot and pollen.
PM₁₀	Particulate Matter with a mean aerodynamic diameter of 10 μm .

Peat	A soft, fibrous, organic substance consisting of partially decomposed plant material, found in waterlogged or poorly drained areas.
Perched groundwater	Groundwater resting upon a layer above the main groundwater body.
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.
PICADY	A computer program developed by the Transport Research Laboratory to analyse the capacity of priority (give-way) junctions.
Pile	A timber, steel or concrete post that is driven, jacked or cast (bored) into the ground to carry vertical or horizontal loads.

Public access

Land with public access includes:

- **Definitive rights of way** – public footpaths, bridleways, cycle routes, byways open to all traffic (BOATS) and highways. Shown on Definitive Rights of Way maps held by the Local Authority. Most routes are also shown on Ordnance Survey maps;
- **Permissive paths and bridleways** – routes where there is public access with the permission of the landowner. Such routes are usually closed at least one day a year to prevent establishment of a public right of way;
- **Public open space** – areas designated for specified public uses, usually in the ownership of the Local Authority. Includes parks and recreation grounds. Shown on Local Development Plans;
- **Beaches** – the public have permitted access to much of the foreshore (intertidal zone – between high and low tide marks) owned by the Crown Estate, and on land above high water mark owned by the Local Authority. Some beaches above high tide mark are privately owned and some beaches and foreshore have restricted access for military purposes;
- **Access land** – land where public access is currently permitted with the permission of landowners. Includes land outlined in purple on the OS Explorer (1:25,000) sheets and with:
 - **No symbol** – land open to public with permission of owners;
 - **White oak leaf in purple box** – National Trust, always open;
 - **Purple oak leaf in white box** – National Trust limited access;
 - **Tree symbols in purple box** – Forestry Commission;
 - **Single leaf in purple box** – Woodland Trust;
 - **White "AL" in purple box** – other access land.
- **De facto access land** – land where there is not definitive or permissive right of way but where the public do actually have access with the knowledge and tolerance (but not legal permission) of the landowner. This includes land in the ownership of the Local authority and private landowners and is generally not shown on Ordnance Survey maps;
- **Open access land** – areas of mountains, moor, heath, down, common land and coastal foreshore that have been designated under Section 2 of the Countryside and Rights of Way Act 2000. The right of access is for walkers only and does not extend to cycling, horse riding or driving a vehicle, nor does the right of access apply to developed land, gardens or cultivated land. Under the CRoW Act 2000, there was a process of consultation that allowed the right of appeal for those with a legal interest in the land, and for sensitive ecological or archaeological sites to be excluded. Conclusive maps showing the areas designated as open access land (Registered Common Land and Open Country) are now available from the Countryside Agency (England) and the Countryside Council for Wales (Wales).

Rating Level

The LAeq noise level with the addition of a single 5dB correction should the noise be tonal, impulsive or otherwise irregular enough in character to attract attention.

(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.
Residual impacts	Those impacts of the development that cannot be mitigated following implementation of mitigation proposals.
Risk assessment	An assessment of the likelihood and severity of an occurrence.
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.
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 opinion of the relevant planning authority as to the information to be provided in the Environmental Statement.
Scoping report	Report submitted prior to an EIA setting out the methods and scope proposed to assess the environmental impacts of a development.
Screening opinion	A written statement of the opinion of the relevant planning authority as to whether an EIA is required of a development.
Scrub	Vegetation dominated by shrubs and woody species.
Setting	The context in which a building or area can be appreciated.
Site of Special Scientific Interest (SSSI)	The best sites for wildlife and geological features in England as designated under the Wildlife and Countryside Act 1981.
Special Protection Area (SPA)	An area classified under Article 4 of the EC Directive on the Conservation of Wild Birds as being of international importance to wild birds.
Statutory Consultees	Groups or bodies that, by law, must be consulted as part of the planning application process for certain types of development.
Statutory Flood Defences	The position defined by the EA, at which protection is required to prevent flooding of a given annual frequency.
Sustainable Development	Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
Sustainable Urban Drainage Systems (SUDS)	Sustainable drainage systems use techniques to control surface water run-off as close to its origin as possible, before it enters a watercourse. This involves moving away from traditional piped drainage systems to engineering solutions that mimic natural drainage processes such as porous pavements.
Sward	An expansive growth of grassland/turf.
Synergism	A condition in which two substances work together in such a way that their combined effect is greater than the sum of the two separate effects.

Threshold	A level of effect above which an assessment will be taken of whether any changes to procedures need to be made.
Threshold value	The minimum value that will produce a response or specified effect.
Topography	The natural or artificial features, level and surface form of the ground surface.
Trial pits	Intrusive investigation positions excavated by a mechanical excavator.
Viewing distance	That distance that a viewpoint illustration should be held from the eye in order for the illustration to match the scale of the actual view when used in the field to identify the location and scale of the proposed development.
Visibility	Visibility is a measure of the distance that can be seen by the human eye at any one time. Daylight visibility will depend on several factors, including:
	<ul style="list-style-type: none">• Atmospheric transparency (governed by the solid and liquid particles held in suspension in the atmosphere);• Degree of contrast between an object and the background against which it is observed;• Position of the sun;• Observer's visual acuity.
Visual receptor(s)	Routine meteorological observing aims to eliminate as far as possible the factors other than atmospheric transparency. Visibility is measured at official weather stations by manual observations (by reference to landmarks at different distances) or automatically by a visibility recorder (light of a known output transmitted over prescribed distances and received by a calibrated photocell) ¹ . An individual observer or group of observers who are capable of experiencing a change in the view.

¹ Meteorological Office (1969) Observer's Handbook, 3rd Edition