

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.	global warming effect of manmade emissions of greenhouse gases.
ADMS Roads	Atmospheric Dispersion Modelling System Roads is a line-source Gaussian dispersion model with the capability to model 3 point sources.	Combined Heat and Power A low carbon technology which generates electricity whilst also capturing usable heat that is produced in the process.
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 ($LA_{\text{Feq},T}$).	Commissioning The process of safely and orderly handing over the development from the constructor to the owner and guaranteeing its operability.
Amenity	A pleasant or advantageous aspect of the environment.	Completed Development A development scheme which has been build out.
Annual Probable Sunlight Hours	A measure of sunlight that a given window may expect over a year period.	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.
Aquifer	A below ground, water-bearing layer of soil or rock.	Construction Environmental Management Plan A documented management system with environmental procedures to monitor residual impacts of the construction phase of a development.
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).	Construction Logistics Plan A documented travel plan specific for a construction site.
Area of Special Archaeological Priority	Area specified by Local Planning Authorities to help protect archaeological remains that might be affected by development.	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.
Architectural lighting	Lighting to enhance the appearance of structures utilising contrast, colours and shadows.	Cumulative Effects Effects that result from incremental changes caused by other past, present or reasonably foreseeable actions.
Arisings	Material (often spoil) derived from the ground through excavation	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 $20\mu\text{Pa}$.
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.	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.
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.	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).
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.	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.
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.
Brownfield Site	A site comprising previously developed land.	
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	

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.		energy as the actual, possibly fluctuating, sound that was recorded.
Environmental Statement	A statement that includes such information that is reasonably required to assess the environmental effects of a development.		
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'.		
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.		
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.		
Greater London 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 Greater London.		
Gross External Area	A measure of floor space calculated in accordance with the Royal Institution of Chartered Surveyors (RICS) Code of Measuring Practice.		
Gross Internal Area	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.		
<i>In-situ</i>	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.		
$L_{AFeq,T}$	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		
		$L_{AFmax,T}$	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 L_{eq} noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.
		$L_{AF90,T}$	The A-weighted noise level index. The noise level exceeded for 90% of the time over the period T. L_{90} can be considered to be the "average minimum" noise level and is often used to describe the background noise.
		$L_{AF10,T}$	The A-weighted noise level index. The noise level exceeded for 10% of the time over the period T. L_{10} can be considered to be the "average maximum" noise level. Generally used to describe road traffic noise.
		Lawson Comfort Criteria	See 'Wind Comfort Criteria'.
		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.
		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.
		Mitigating Factor	A matter to be taken into account as a benefit on balance to offset against any perceived or demonstrable harmful impact.
		Mitigation	Any process, activity or 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.
		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.
		Non-Technical Summary	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.	Residual Effects	Those effects of a development that cannot be mitigated following implementation of mitigation proposals.
Ordnance Datum	Land levels are measured relative to the average sea level at Newlyn, Cornwall. This average level is referred to as 'Ordnance Datum'.	Risk Assessment	An assessment of the likelihood and severity of an occurrence.
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.	Roman	Historic time period from AD 43-AD 410.
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).	Early Medieval (Saxon)	Historic time period from AD 410-AD 1066.
Pedestrian Level Wind Speed	Mean or gust wind speed measured at 1.5 m above ground level.	Royal Borough of Greenwich	The administrative boundary of Greenwich.
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.	Scheduled Ancient 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.
Pile	A timber, steel or concrete post which is driven, jacked or cast (bored) into the ground to carry vertical or horizontal loads.	Setting	The context in which a building or area can be appreciated.
Plant	A building's generator, heating, ventilation, and/or electricity-production system.	Severance	The perceived divisions that can occur within a community when it becomes separated by a traffic route.
Pollution Pathway	A pollution pathway exists when a source of pollution has been identified which can impact upon a receptor in some way.	Site of Borough Importance	A non-statutory site identified as being of Borough Importance for nature conservation in the context of London as a whole by the former London Ecology Unit, now the Greater London Authority Biodiversity Group.
Post-Medieval	Historic time period from AD 1485-present	Site of Metropolitan Importance	A non-statutory site identified as being of Metropolitan Importance for nature conservation in the context of London as a whole by the former London Ecology Unit, now the Greater London Authority Biodiversity Group.
Pre-Historic	Historic time period from 7500,000-AD ad43	Site of Special Scientific Interest	The best sites for wildlife and geological features in England as designated under the Wildlife and Countryside Act 1981.
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.	Site of Importance for Nature Conservation	A non-statutory site identified as being areas of importance for wildlife and geology. There are three tiers of sites: Sites of Metropolitan Importance, Sites of Borough Importance and Sites of Local Importance.
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.	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
Public Transport Accessibility Level Assessment	A means of quantifying and comparing accessibility by public transport for a given site.	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)
Public Realm	The space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.	Statutory Consultees	Groups or bodies that, by law, must be consulted as part of the planning application process for EIA development.
Rating Noise Level	The specific noise level plus any adjustment for the characteristic features of the noise (L _{A,r,T}).	Strata	Layer of rock or soil.
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.	Substructure	Elements of a development below ground level, typically basements and foundations.
Registered Parks and Gardens of Historic Interest	Designed landscapes of note.	Superstructure	Elements of a development above ground principally the mega frame, supporting northern core and outer shell cladding.
		Tactile	A system of textured ground surface indicators found on many footpaths, stairs and pedestrian walkways to assist and guide pedestrian movement around an area.

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.
The Royal Greenwich Local Plan: Core Strategy with Detailed Policies	The key strategic planning document for the Royal Borough of Greenwich used to help shape development and determine planning applications adopted in July 2014.
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. For major proposals, assessments should illustrate the following: accessibility to the site by all modes, the likely modal split of journeys to and from the site and proposed measures to improve access by public transport, walking and cycling. Statutory plans produced by each borough which integrate strategic and local planning responsibilities through policies and proposals for the development and use of land in their area.
Travel Plan	A document which puts measures in place that will encourage sustainable travel and reduce reliance on single occupancy cars.
Trial Pits	Intrusive investigation positions excavated by a mechanical excavator.
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.'
Wind 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.
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).
Wireline	A single line representing the outline of the building.