

20. Glossary and Abbreviations

Environmental Statement

Volume I

20 Glossary of Terms

Key Term	Definition
Active frontages	A building front that promotes activity and encourages movement between the building at public realm level and the adjacent public realm by the way the building front is designed or orientated. A building provides active frontage if the building at public realm level aims to avoid blank walls and includes windows, doors and openings.
Affordable housing	Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market.
Amenity	Element of a location or neighbourhood that help to make it attractive or enjoyable for residents and visitors.
The Applicant	Redrow Homes Limited.
The Application	A Hybrid Planning Application for the redevelopment of the Site.
Biodiversity	The variety of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity. Biodiversity has value in its own right and has social and economic value for human society.
Block	A building arriving within a Development Zone.
Building line	Where the elevation of a building should meet the ground.
Character	A term relating to Conservation Areas or Listed Buildings, but also to the appearance of any rural or urban location in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.
Code for Sustainable Homes (CfSH)	A national standard for sustainable design and construction of new homes launched in December 2006.
Community Infrastructure Levy (CIL)	A planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
Comparison shopping	Shops selling comparison goods (including Any other goods, including clothing, shoes, furniture, household appliances, tools, medical goods, games and toys, books and stationery, jewellery and other personal effects).
Convenience shopping	Shopping for everyday, essential items like food, drink, newspapers and confectionary.
Core Strategy	A Development Plan Document setting out the spatial vision and strategic objectives of the planning framework for an area, having regard to the Community Strategy.
Cumulative impact	A number of developments in a locality or a continuous activity over time that together may have an increased impact on the environment, local community or economy.
Density	In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.
Design Principles	The Design Principles set out the principles by which any Reserved Matters Applications would need to follow (for the development of any of the Development Zone defined in the Parameter Plans) if they are to be considered acceptable.
The detailed	Parts of the Proposed Development for which Full Planning Permission is

Key Term	Definition
components	sought (with full details of access, layout, scale, appearance, and landscaping).
The development	This refers to development in its widest sense, including buildings, and in streets, spaces, and places.
Development Plan	A Development Plan comprises a set of documents that set out the policies and proposals for the development and land use of an area. The relevant Development Plan for LBB is the London Plan (2011), Revised Early Minor Alterations and Further Alterations to the London Plan, and the LBB Local Plan which consists of the Core Strategy (2012) and Development Management Policies (DMP, 2012).
Development Schedule	A schedule which sets out the quantity and mix of development proposed.
Development Specification	The Development Specification provides a written account of the Primary Controls (the Proposed Development). It sets out the specification (form, scope and content) of the Application and is intended to inform preparation of the EIA, TA and other assessment work.
Development Zone	Zones identified within the Parameter Plans in which new buildings and key Public Open Spaces can arrive.
Environmental Impact Assessment (EIA)	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Environmental Statement (ES)	Summarises the results of the EIA.
Equalisation Statement	A document which is submitted with each Reserved Matters application in order to ensure that the Proposed Development is built out in accordance with the Primary Control Documents. The Equalisation Statement will confirm that the remaining balance of uses for which Outline Planning Permission has been granted is capable of being delivered in a manner that satisfies the requirements of the Primary Control Documents and any relevant planning conditions or planning obligations.
Foreword	Introductory statement featured at the beginning of each document.
Frontage	Portion of building envelope built out to the Building Line.
Full Planning Permission	A detailed planning application for development.
Gross External Area (GEA)	Residential – This includes Gross External Areas of indoor space of the proposed residential units, core and plant areas on a typical floor level and lobby/entrance areas at ground floor but excludes car parking areas for residential use, cycle stores, refuse stores, concierge facilities, ground floor and basement plants, roof level plant, private terraces and gardens and any balcony space.
Gross Internal Area (GIA)	The area of a building measured to the internal face of the perimeter walls at each floor level.
Habitable rooms	Any room used or intended to be used for sleeping, cooking, living or eating purposes. Enclosed spaces such as bath or toilet facilities, service rooms, corridors, laundries, hallways, utility rooms or similar spaces are excluded from this definition.
Hard landscaping	Hard landscaping is the provision of features such as paving, lighting, seating, etc.
Human scale	Providing a high quality environment in which buildings, places and spaces are accessible, easy to navigate and understand. This can be through the use of gateways, focal points and landmarks, as well as ensuring buildings create a positive relationship with street level activity and people feel comfortable within

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	their surroundings.
Hybrid Planning Application	A Hybrid Planning Application is one that seeks Outline Planning Permission for one part and Full Planning Permission for another part of the same site.
The Illustrative Masterplan	The Illustrative Masterplan demonstrates one interpretation of the Specified Parameters.
Inclusive design	Inclusive design creates an environment where everyone can access and benefit from the full range of opportunities available to members of society. It aims to remove barriers that create undue effort, separation or special treatment, and enables everyone to participate equally in mainstream activities independently, with choice and dignity.
The indicative development phasing	The indicative sequence and timing of demolition and construction works for the Proposed Development. This is provided for assessment purposes only and is subject to change.
Lifetime Homes	The Lifetime Homes Standard is a series of sixteen design criteria intended to make homes more easily adaptable for lifetime use.
Lifetime Neighbourhoods	A lifetime neighbourhood is designed to be welcoming, accessible and inviting for everyone, regardless of age, health or disability, is sustainable in terms of climate change, transport services, housing, public services, civic space and amenities making it possible for people to enjoy a fulfilling life and take part in the economic, civic and social life of the community.
Limit of deviation	The extent to which defined boundaries and levels may deviate from those shown on plan.
London Borough of Barnet (LBB)	The local planning authority responsible for determining the Application (along with the Greater London Authority, GLA).
London Plan	The 'London Plan' is the name given to the Mayor of London's spatial development strategy for London.
Marker buildings	Buildings that could play a particularly prominent role in the enclosing of the public realm or marking ends of important vistas useful in navigation and the making of memorable places.
Metropolitan Police Service (MPS)	The former land owner and site occupant.
Mixed use development	Development for a variety of activities on single sites or across wider areas such as town centres.
National Planning Policy Framework (NPPF)	The National Planning Policy Framework sets out the government's planning policies for England.
Neighbourhood Centre	Town centres that typically serve a localised catchment often most accessible by walking and cycling and include local parades and small clusters of shops, mostly for convenience goods and other services. They may include a small supermarket, sub-post office, pharmacy, laundrette and other useful local services. Together with District centres they can play a key role in addressing areas deficient in local retail and other services.
Open space	All Open Space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
The outline components	Parts of the Proposed Development for which Outline Planning Permission is sought (with all matters reserved for approval at a later date, except for access which is submitted for approval in detail).

Key Term	Definition
Outline Planning Permission	The type of planning permission which is being sought for the outline components of the Proposed Development (with all matters reserved for approval at a later date, except for access which is submitted for approval in detail).
Overlooking	A term used to describe the effect when a development or building affords an outlook over adjoining land or property, often causing loss of privacy.
Overshadowing	The effect of a development or building on the amount of natural light presently enjoyed by a neighbouring property, resulting in a shadow being cast over that neighbouring property.
Parameter Plans	The Parameter Plans will define the extent of the proposed routes, spaces and buildings for the outline components against allowable deviations/tolerances.
Phasing	The phased construction of the Proposed Development into manageable parts.
Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. Sometimes called Section 106 agreements.
Predominantly	Equates to at least 51% of the specified use, length, area, frontage, etc.
Primary Controls	The detailed components of the Proposed Development are set out in the detailed Development Schedule and detailed plans, sections and elevations. The outline components of the Proposed Development are set out in three Primary Control Documents (the Parameter Plans, the Outline Development Schedule, and the Design Principles Document). These documents define the Specified Parameters for the outline components of the Proposed Development and are submitted for approval.
The Proposed Development	Comprehensive redevelopment of the former Peel Centre site to include the demolition of existing buildings and provision of residential-led mixed use development comprising use classes C3, A1/2/3/4 and D1/2, with associated site preparation/enabling works, transport infrastructure works, landscaping works and provision of car parking.
Public Open Space	Public Open Space is defined as those areas where access for the public is secured by virtue of a legal agreement (irrespective of ownership). In accordance with the definitions set out in the LBTH Open Space Strategy (2006) it does not include areas of water, private residential gardens or incidental areas, such as road verges, or streets (unless these form part of a link in the open space network).
Public Realm	Those parts of a village, town or city (whether publicly or privately owned) available, for everyone to use. This includes streets, squares and parks.
Reserved Matters Application	Outline Planning Permission is sought for the Outline Components and reserves details relating to matters of access, appearance, landscaping, layout and scale ('Reserved Matters'), for approval in 'Reserved Matters Applications'.
Retail	Use Classes A1, A2, A3, A4 and A5 as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended).
Retail floorspace	Total floor area of the space that is associated with all retail uses. Usually measured in square metres. May be expressed as a net figure (the sales area) or in gross (including storage, preparation and staff areas). Refer to Development Specification for permitted floorspace.
Secondary Controls	In addition to the Primary Controls, a number of documents are submitted to provide information to help the Authorities consider the proposals and determine the Application covering both the outline and detailed components. A

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	number of these documents make commitments and recommendations in order to make the Proposed Development acceptable, and, where this is the case, it is clearly stated along with the mechanism for securing the commitment (e.g. via a planning condition).
Secured by Design	The national police scheme which aims to minimise crime and opportunities to commit crime through better design of buildings and places.
The Site	The Site to which the Hybrid Planning Application relates.
Soft landscaping	Soft landscaping is the provision of plants, shrubs and trees to improve the quality of the environment.
Specified Parameters	The outline components of the Application are set out in three Primary Control Documents (the Parameter Plans, the Outline Development Schedule, and the Design Principles Document). These documents define the Specified Parameters for the outline components of the Proposed Development and are submitted for approval.
Statement of Community Involvement (SCI)	The Statement of Community Involvement sets out the processes to be used by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.
Supplementary Planning Document (SPD)	Supplementary Planning Document may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a Development Plan.
Supplementary Planning Guidance (SPG)	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a Development Plan.
Sustainable community	Places where people want to live and work, now and in the future; that meet the diverse needs of existing and future residents, are sensitive to their environment and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.
Sustainable development	This covers development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Sustainable urban drainage systems (SUDS)	An alternative approach from the traditional ways of managing runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.
Tall buildings	Tall Buildings are defined in the LBB Core Strategy as buildings of 8-storeys and above.
Town centre uses	Activities which can occur within the neighbourhood centre, including A1-4 uses (shops, financial and professional services, restaurants and cafes), D1 (non-residential institutions including health centres) and D2 (assembly and leisure, including gymnasium).
Wheelchair Accessible Housing	Homes that can be easily adapted for residents who are wheelchair users

Abbreviation	Definition
AADT	Annual Average Daily Traffic (flow).
AAP	Area Action Plan
ACM	Asbestos Containing Materials. Any materials containing the natural fibrous minerals amosite, crocidolite, chrysotile, actinolite, tremolite, or anthophyllite, where chrysotile is the most commonly used form. Its excellent heat resistant properties mean that it can be found in everything from roofing to insulation. Exposure to asbestos can cause adverse health effects including cancer. It has been banned from use in the UK since 1999.
AD	Anno Domini. Period of time following BC.
ADF	Average Daylight Factor. Ratio of total daylight flux incident on the working plane of the area of the working plane, expressed as a percentage of the outdoor illuminance on a horizontal plane due to an unobstructed CIE standard overcast sky. Thus a 1% ADF would mean that the average indoor illuminance would be one hundredth the outdoor unobstructed illuminance.
Alluvium	Soil deposited by river processes.
AM	Amplitude Modulated. A form of modulation in which the amplitude of a carrier wave is varied in direct proportion to that of a modulating signal. (Contrast this with frequency modulation, in which the frequency of the carrier is varied while its amplitude remains constant.) AM is commonly used at radio frequencies and was the first method used to broadcast commercial radio.
Ambient	Background levels.
Amenity	An element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.
Anstey Horne	Daylight, Sunlight and Overshadowing Consultants.
AOD	Above Ordnance Datum. The distance above the mean tides at Newlyn, Cornwall.
APSH	Annual Probable Sunlight Hours.
AQAP	Air Quality Action Plan. A Local Authority produced plan to tackle air quality issues within designated Air Quality Management Areas (AQMA).
AQEG	Air Quality Expert Group. The Air Quality Expert Group (AQEG) is an advisory group that provides independent scientific advice on air quality, in particular the air pollutants contained in the Air Quality Strategy (AQS) for England, Scotland, Wales and Northern Ireland and those covered by the EU Directive on ambient air quality assessment and management (the Air Quality Framework Directive). AQEG reports to the Secretary of State for Environment, Food and Rural Affairs, Scottish Ministers, the National Assembly for Wales and the Department of the Environment in Northern Ireland (the Government and Devolved Administrations).
AQMA	Air Quality Management Area. Designated under the Local Air Quality Management regime for areas currently, or forecast, to exceed National Air Quality Strategy objectives.
Aquiclude	An impermeable body of rock or stratum of sediment that acts as a barrier to the flow of groundwater.
Aquifer	A below ground, water-bearing layer of soil or rock.

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Abbreviation	Definition
Archaeological watching brief	Attendance on site of a suitable qualified or experienced archaeologist during the course of ground excavations, usually working to a brief agreed with the local planning authority.
ATC	Automatic Traffic Count.
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).
BC	Before Christ. Measure of time.
Bgl	Below ground level.
BGS	British Geological Society.
B	Beaufort Land Scale. A measure of wind force.
Benchmark	A standard by which something can be measured or judged.
Benzene	Colourless liquid hydrocarbon.
Biofuel	Solid, liquid or gaseous fuel obtained from relatively recently lifeless or living biological material and is different from fossil fuels.
BMS	Building Management System.
BOD	Biological Oxygen Demand.
Borehole (BH#)	A deep hole bored into the ground as part of an intrusive investigation.
BPEO	Best Practicable Environmental Option.
BPG	Best Practice Guidance
Breakers	Pneumatic hammer for breaking through concrete.
BRE	Building Research Establishment.
BREEAM	Building Research Establishment Environmental Assessment Method for rating the environmental performance of a building.
Bronze Age	A period of time representing a metal working period from approximately 3300 to 1200 BC.
Brownfield site	A site that comprises previously developed land.
Bronze Age	Prehistoric time period from 2,000 to 700 BC.
BS	British Standard.
BSI	British Standard Institute.
BT	British Telecom.
Buro Happold	Engineering Consultant – Author of the Water Resources and Flood Risk ES Chapter, Sustainability Strategy, Energy Strategy and Utilities Strategy.
CABE	Commission for Architecture in the Built Environment.
Case Law	Principles and rules of law set forth in judicial opinions from courts of law. Case law incorporates courts' decisions from individual cases and encompasses courts' interpretations of statutes, constitutional provisions, administrative regulations and, in some cases, law originating solely from the courts.
CAZ	Central Activities Zone.

Abbreviation	Definition
CBI	Confederation of British Industry.
CoE	Church of England.
CCTV	Closed Circuit Television.
CEMP	Construction Environmental Management Plan.
CFA	Continuous Flight Auger – piling method.
CH ₄	Methane.
CHP	Combined Heat and Power. The simultaneous generation of both heat and electricity. CHP allows a more total use of energy than conventional generation, potentially reaching an efficiency of 70-90%, compared with approximately 50% for conventional plants. This means that less fuel needs to be consumed to produce the same amount of energy.
CIE	Commission on Illumination
CIE Standard Overcast Sky	A completely overcast sky for which the ratio of its luminance L_y at an angle of elevation y above the horizontal to the luminance L_z at the zenith is given by: $L_y = L_z (1 + 2 \sin y)/3$ A CIE standard overcast sky is darkest at the horizon and brightest at the zenith (vertically overhead).
CIRIA	Construction Industry Research and Information Association.
Cladding	Protective coating or 'shell' of outer most part of a building.
CL:AIRE	Contaminated Land: Applications in Real Environments.
CLEA	Contaminated Land Exposure Assessment.
CLP	Construction Logistics Plan
CLR	Contaminated Land Research.
CO	Carbon Monoxide. CO is a colourless, odourless gas generated as a result of the incomplete combustion of fossil fuels. Main sources of CO include the automobile, industrial processes and fuel combustion. CO is a toxic gas, which reduced oxygen transport in the blood of animals. The health threat exposure to CO is most serious for those who suffer from cardiovascular disease, although healthy individuals are also affected, but only at higher levels of exposure. Exposure to elevated CO levels is associated with visual impairment, reduced work capacity, reduced manual dexterity, poor learning ability, and difficulty in performing complex tasks.
CO ₂	Carbon Dioxide. A naturally occurring gas comprising 0.04 per cent 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 per cent over the past century. It contributes about 60 per cent of the potential global warming effect of manmade emissions of greenhouse gases.
COMAH	Control of Major Accident Hazards.
Commercial (activity)	Activities involved in buying and selling things, such as office workplaces. Commercial sites are not usually open to the public.

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Abbreviation	Definition
CMP	Construction Management Plan.
Conservation	The preservation or enhancement of a species or building/structure.
Conservation Area	An area designated under Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Construction and Demolition Waste	Waste arising from the construction, repair, maintenance and demolition of buildings and structures, including roads. It consists mostly of brick, concrete, hard core, subsoil and topsoil, but it can contain quantities of timber, metal, plastics and occasionally special (hazardous) waste materials.
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.
Controlled Waters	They comprise of all rivers, canals, lakes, ground waters, estuaries and coastal waters to three nautical miles from the shore.
COPA	Control of Pollution Act, 1974.
CPZ	Controlled Parking Zone.
CSM	Conceptual Site Model.
CSO	Combined Sewer Overflows.
Cranage	Cranes used for construction.
CroW	The Countryside and Rights of Way Act, 2000.
CRTN	Calculation of Road Traffic Noise.
Crushers	Deconstruction plant used to reduce the volume of demolition waste.
CSE	Confined Space Entry.
Cumulative Effects	<p>Effects that occur as either interactions between effects associated with just one project or interactions between the effects of a number of projects in an area.</p> <p>As a result, two types of cumulative effect interactions have been considered within this Environmental Statement (ES) as follows:</p> <ul style="list-style-type: none"> The combined effect of individual effects arising as a result of the Proposed Development, for example effects in relation to noise, airborne dust or traffic impacting on a single receptor; and The combined effects of the Proposed Development with several other development schemes which may, on an individual basis be insignificant but, together (i.e. cumulatively), have a significant effect. <p>In some EIA guidance documents, these two types of cumulative effect interactions are referred to as 'Type 1' and 'Type 2' cumulative effects respectively.</p>
Curtilage	The area immediately surrounding a building.
Cycle Route	A signed route for cyclists, varying from purpose-built cycleway to a simple advisory route through lightly trafficked parts of the ordinary road network.
D	District.
DATS	Depot Access Tracks.
Daylight, Natural light	Combined skylight and sunlight.

Abbreviation	Definition
dB (Decibel)	The unit of noise measurement that expresses the loudness in terms of decibels (dB) based on a weighting factor for humans sensitivity to sound (A).
dBA (A-weighting)	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.
DCMS	Demolition and Construction Method Statement.
DCSF	Department for Children, Schools and Families.
DCLG	Department for Communities and Local Government.
DDA	Disability Discrimination Act.
Decommissioning	A process where a site is made safe by removing identified hazards.
DEFRA	Department of Environment, Food and the Rural Economy.
Demolition	Tearing-down of buildings and other structures.
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.
Design Code	A document that sets rules for the design of a new development.
DETR	Department for the Environment, Transport and Regions.
DF	Daylight Factor.
Directive	European Commission (EG) 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).
Displacement	The extent to which the benefits of a project are offset by reductions of output or employment elsewhere.
DMAG	Data Management and Analysis Group
DMRB	Design Manual for Roads and Bridges.
DP	Development Policy
DPP	Detailed Planning Permission.
DO	Dissolved Oxygen.
DoE	Department of the Environment.
DoS	Degree of Saturation.
DoT	Department of Transport.
DTLR	Department of Transport, Local Government and the Regions.
Dust	Fine particles of solid materials ranging in size from 1 to 75 micron diameter (see British Standard 3405) capable of being re-suspended in air and settling only slowly under the influence of gravity where it may cause nuisance.
DWS	Drinking Water Standard.
E	East.
EA	Environment Agency.

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Abbreviation	Definition
Early Mesolithic	A period in the development of human technology in between the Palaeolithic or Old Stone Age and the Neolithic or New Stone Age. From approximately 11,500 BC to 5000 BC.
EC	European community.
ECIA	Engineering Council Industry Association.
EDS	Economic Development Strategy
Effluent	A fluid discharged or emitted to the external environment.
EH	English Heritage.
Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
EMP	Environmental Management Plan. A documented management system with environmental procedures to monitor residual impacts of the construction and operational phases of the development.
Employment uses	Any undertaking or use of land that provides paid employment.
Employment Density	Average floor space per person in a given building.
EMS	Environnemental Management Strategy.
Environmental Effect	The total effect of any operation on the surrounding environment.
EPA	Environmental Protection Act 1990.
EPAQS	Expert Panel on Air Quality Standards.
EPH	Extractable Petroleum Hydrocarbons.
EPUK	Environmental Protection UK
EQS	Environmental Quality Standards.
ERP	Emergency Response Plans.
Estimated Vibration Dose Value (eVDV)	An estimated value of the VDV, calculated according to a procedure defined in BS6472-1. The eVDV is often used as an approximation to the VDV in situations where there are regular occurrences of vibration, which are intermittent in nature but similar in magnitude, as would be the case for railway vibration.
EU	European Union.
Fast and slow time weighting	An averaging time used in sound level meters. Defined in BS5969.
FEH	Flood Estimation Handbook.
Feilden Clegg Bradley Studios	Architects for plots A, C, D, E, F, H, Q, T, U, V, X and Y
Field strength	Unit of measurement of all types of radio signals.
Fit-out	Finishing the interior of the building.
Floodplain	Land adjacent to a watercourse over which water flows, or would flow but for defences in place, in times of flood.
Flood Zone	An area at risk from flooding.
Footprint	Perimeter of building's ground floor plan.

Abbreviation	Definition
FRA	Flood Risk Assessment.
Frequency (Sound)	The rate of repetition of a sound wave. The subjective equivalent in music is pitch. The unit of frequency is the Hertz (Hz), which is identical to cycles per second. A thousand hertz is often denoted kHz, e.g. 2 kHz: 2000 Hz. Human hearing ranges approximately from 20 Hz to 20 kHz. For design purposes, the octave bands between 63 Hz to 8 kHz are generally used. The most commonly used frequency bands are octave bands, in which the mid frequency of each band is twice that of the band below it. For more detailed analysis, each octave band may be split into three one-third octave bands or in some cases, narrow frequency bands.
Free-Field	Far from the presence of sound reflecting objects (except the ground), usually taken to mean at least 3.5m
Freehold	Ownership of real property, being the land and all immovable structures attached to such land.
FRA	Flood Risk Assessment.
Ft ²	Square feet.
FTE	Full Time Equivalent.
Fugitive dust emissions	Dust emissions escaping from a construction site.
GAC	Generic Assessment Criteria.
GARDIT	General Aquifer Research Department and Investigation Team.
GDP	Gross Domestic Product. A measure of the national economic performance.
Geoenvironmental	Study of the engineering and environmental properties of the ground.
Geotextile	An engineering membrane installed to affect soil properties.
Ghosting	The effect seen on a TV when receiving a direct and indirect signal from any external mechanism along the propagation path (see 'Reflection effects').
GFA	Gross Floor Area
GHz	Gigahertz.
GIA	Gross Internal Area. The total area of buildings measured to the internal face of the perimeter walls at each floor level.
GiGL	Greenspace Information for Greater London.
GIS	Geographical Information Systems.
Glare	The uncomfortable brightness of a light source or illuminated area when viewed against a dark background.
GLA	Greater London Authority.
GLHER	Greater London Historic Environment Record.
GLSMR	Greater London Sites and Monuments Record.
GOL	Government Office for London.
GOMMS	Guidance on the Methodology for Multi-Modal Studies.
GP	General Practitioners.
GPLC	Guiding Principles for Land Contamination.

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Abbreviation	Definition
Grade I Listed Building	A listed building of exceptional interest.
Grade II Listed Building	Buildings of special architectural or historic interest.
Grade II* Listed Building	Particularly significant buildings of more than local interest.
Grant Associates	Landscape Architects
Greater London Council	The top-tier local government administrative body for Greater London from 1965 to 1986.
Grey water	Non-industrial wastewater generated from domestic processes.
Ground Reduction	Reducing the level of the ground.
Groundwater	Water associated with soil or rocks below the ground surface but is usually taken to mean water in the saturated zone.
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	The sum total without reduction.
GDP	Gross Domestic Product. A measure of the total national economic activity.
Government Office for London	GOL represents central government across the capital, delivering policies and programmes for twelve central government departments and making London's case in Whitehall.
GSV	Gas Screening Value.
GVA Grimley	Planning Consultant
Ha	Hectare.
H&SP	Health and Safety Plans.
Hazardous	A substance that is potentially damaging to the environment and harmful to humans and other living organisms.
HCA	Homes and Communities Agency
Heat Transfer System	A system, which allows the movement of heat from one body to another (gas, liquid, solid, or combinations thereof) by means of radiation, convection, or conduction.
Heritage Structures	Buildings of historic significance.
Hoarding	A temporary board fence set up on the perimeter of a building site.
Holocene	A geological epoch ranging from 11,700 years ago to present.
HGV	Heavy Goods Vehicles.
Hydrocarbon	An organic compound consisting entirely of hydrogen and carbon.
Hydrogeology	The study of geological factors relating to the Earth's water.
Hydraulic continuity	Hydraulic continuity exists where groundwater can flow unimpeded between different locations (e.g. "the aquifer was in hydraulic continuity with the river", or "the sandstone was in hydraulic continuity with the overlying gravel"). Used in this context to refer to groundwater or surface water.
Hydraulic piling	A piling mechanism used for pressing in and pulling out sheet piles with minimised noise and vibration generation.

Abbreviation	Definition
Hz	Hertz (unit of frequency).
ICE	Institute of Civil Engineers.
IEA	Institute of Environmental Management.
IEMA	Institute of Environmental Management and Assessment.
IFA	Institute of Field Archaeologists.
ILE	Institution of Lighting Engineers.
Industrial legacy	Past industrial landuse.
Inert waste	Wastes that do not undergo any significant physical, chemical or biological transformation.
In-situ	In the natural, original or appropriate position.
IT	Information Technology.
Inter-tidal	Is the area that is exposed to the air at low tide and underwater at high tide.
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.
IoA	Institute of Acoustics.
Iron Age	Period of time from approximately 600 BC to AD 43.
Kg	Kilogram.
Km	Kilometres.
kW	Kilowatt.
L	Local
LA10; LA90	A-weighted sound pressure level exceeded for 1, 5, 10, 50, 90 or 99% of the measured time.
LA90,T	The A weighted noise level exceeded for 90% of the specified measurement period. (T) In B84142: 1990 It is used to define background noise level.
LAeq	Equivalent continuous A-weighted sound pressure level over a given period of time.
L _{eq,T}	A 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 _{10,T}	A noise level index. The noise level exceeded for 10% of the time over the time period, T. L ₁₀ can be considered to be the "average maximum" noise level. Generally used to describe road traffic noise.
L _{90,T}	A noise level index. The noise level exceeded for 90% of the time over the time period, T. L ₉₀ can be considered to be the "average minimum" noise level. Generally used to describe background noise.
L _{max,T}	The maximum A-weighted sound pressure level over a given period of time.
LAP	Local Areas of Play.

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Abbreviation	Definition
LAQM	Local Air Quality Management. Local authorities have statutory duties for local air quality management (LAQM) under the Environment Act 1995. They are required to carry out regular reviews and assessments of air quality in their area against standards and objectives in the national Air Quality Strategy and which have been prescribed in regulations for the purpose of LAQM. Where it is found these are unlikely to be met, authorities must designate air quality management areas (AQMAs) and prepare and implement remedial action plans to tackle the problem.
LAQM.PG	Local Air Quality Management Policy Guidance.
LAQM.TG	Local Air Quality Management Technical Guidance.
Lawson Criteria	See 'Wind Comfort Criteria'.
LBB	London Borough of Barnet
LCC	Lawson Comfort Criteria
L/day	Litres per day.
LDF	Local Development Framework.
L/sec	Litres per second.
Leachate	Potentially polluting liquid resulting from the biological decomposition of organic matter within a landfill site.
LEAP	Local Equipped Areas of Play.
LEDs	Light Emitting Diodes
LHO	Local Health Organisations.
LiDAR	Light Detection and Ranging.
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	Buildings of special architectural or historic interest listed by the Secretary of State for Culture, Media and Sport on the advice of English Heritage. Buildings are graded to indicate their relative importance.
LOS	Line of Sight.
LAARC	London Archaeological Archive and Research Centre.
LNR	Local Nature Reserve
London Plan	Spatial development plan for London.
LPA	Local Planning Authority.
LPAC	London Planning Advisory Committee.
LTS	London Transport Study.
LUL	London Underground Limited.
Lux	A unit of measurement of the intensity of light, measured in Ev.
LVMF	London View Management Framework. Provides guidance on the policies in the London Plan for the protection of strategically important views in London.
LW	Long Wave.

Abbreviation	Definition
LWT	London Wildlife Trust.
M	Metre.
m/s	Metres per second.
M ²	Metres squared.
M ³	Cubic metres.
Made Ground	Soils or other material that has been deposited by man rather than natural processes, for example to make up ground levels.
Magic	Multi-Agency Geographic Information for the Countryside.
Major Aquifer	Strata with high permeability, which has known, or probable significant fracturing. It may be highly productive and able to support large abstractions for public supply and other purposes.
Masterplan	Plan for the overall utilisation of a particular area, including its allocation for uses and the corresponding environmental impacts.
MDL	Method Detection Limit.
Medieval	Historic time period from AD1066 –AD1485.
Mesolithic	Prehistoric time period from 12000-4000BC.
Met	Metrological Office.
Metropolitan Police	Central London Police Service.
MHWS	Mean High Water.
Microclimate	The climate in a small-localised area.
Minor Aquifer	Strata of variable permeability, where groundwater may be used as a local source but seldom produces sufficient water for large abstractions.
Mitigation (measure)	The measures put forward to prevent, reduce and where possible, offset any adverse effects on the environment.
MLWS	Mean Low Water.
Mm	Millimetres.
MTS	Mayors Transport Strategy.
Muck Away	Remove spoil.
Multi-paths	Signals that arrive at the target by different routes.
Multi-pathing	Multiple radio telecommunication signals as a result of obstructions in the signal pathway.
Multiplier	Figure used to calculate the number of induced and indirect jobs created.
Multiplier effects	Further economic activity (jobs, expenditure or income) associated with additional local income and local supplier purchasing.
MW	Medium Wave. Those between the frequencies of 300 kHz and 3000 kHz. In most of the world, mediumwave serves as the most common band for broadcasting.
MW	Mega Watt. Unit of electricity.
N	National

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Abbreviation	Definition
NAQS	National Air Quality Strategy. The Environment Act 1995 required the Government to develop a National Air Quality Strategy. The Strategy, originally published in 1997, set challenging health-based targets for eight main air pollutants. These are benzene; 1,3-butadiene; carbon monoxide; lead; nitrogen dioxide; ozone; fine particles (PM ₁₀); and sulphur dioxide. The predominant source for most of these pollutants is road traffic, but industrial and domestic sources are also major contributors.
NATA	New Approach To Appraisal.
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.
NE	North East.
NEAP	Neighbourhood Equipped Areas of Play.
NECs	Noise Exposure Categories, as defined in Planning Policy Guidance Note 24 – Planning and Noise.
Neolithic	Prehistoric time period from 4000-2000BC.
NERC	Natural Environment and Rural Communities Act 2006.
Net	After all deductions have been made.
Net Additional Jobs	The total number of jobs created in the 'construction and operating phases, less the number of jobs likely to happen anyway (deadweight), those jobs that are filled by non-impact area residents (leakage) and those jobs displaced in existing businesses or activities by the development (displacement).
Network Rail	Owns and operates Britain's rail infrastructure.
NGR	National Grid Reference.
NIA	Net Internal Area. The usable area within a building measured to the internal face of the perimeter walls at each floor level. It does not include those parts of buildings that enable them to function, i.e. corridors and circulation areas, stairways and stairwells, lavatories and toilet lobbies.
NIR	Noise Insulation Regulations 1988.
NLBP	North London Business Park
NLWA	North London Waste Authority
NMR	National Monuments Record.
NO ₂	Nitrogen Dioxide. Road transport and the burning of fossil fuels for power are the main sources of Nitrogen dioxide. In addition to being a green house gas it also contributes to photochemical smog formation. It is an irritant to the respiratory system.

Abbreviation	Definition
NO _x	Nitrogen Oxides. NO _x is the generic term for a group of highly reactive gases, all of which contain nitrogen and oxygen in varying amounts. NO _x is typically comprised largely of nitric oxide (NO) and nitrogen dioxide (NO ₂). Many of the nitrogen oxides are colourless and odourless, although NO ₂ can often be seen as a reddish-brown layer over many urban areas when present alongside particulates. NO _x form when fuel is burned at high temperatures, as in a combustion process. Consequently, these emissions occur almost exclusively from the combustion of fossil fuels for industry and transport, and from the burning of biomass.
Noise Level Indices	Noise levels usually fluctuate over time, so it is often necessary to consider an average or statistical noise level. This can be done in several ways, so a number of different noise indices have been defined, according to how the averaging or statistics are carried out.
Non-aquifer	A below ground layer of soil or rock that does not yield water.
Non-hazardous Material	Material that may contain contaminants but poses no risk to the environment.
No Sky Line	The outline on the working plane of the area from which no sky can be seen.
NPPF	National Planning Policy Framework
NTS	Non-technical summary. Document providing a concise description of the development.
NW	North West.
Obstruction Angle	The angular altitude of the top of an obstruction above the horizontal measured from a reference point in a vertical plane in a section perpendicular to the vertical plane.
OCA	Obstacle clearance authority.
OD	Ordnance Datum.
O ₃ Ozone.	Ozone is a molecule composed of three atoms of oxygen. Two atoms of oxygen form the basic oxygen molecule – the oxygen we breathe that is essential to life. The third oxygen atom can detach from the ozone molecule, and re-attach to molecules of other substances, thereby altering their chemical composition. The same chemical properties that allow high concentrations of ozone to react with organic material outside the body give it the ability to react with similar organic material that makes up the body, and potentially cause harmful health consequences. When inhaled, ozone can damage the lungs.
ODPM	Office of the Deputy Prime Minister.
ONS	Office for National Statistics.
Opportunity Area	Areas identified with the London Plan where development is to be encouraged.
OSA	Open Space and Child Play Space Audit.
OSD	Oversite Development
OS	Ordnance Survey.
OSS	Open Space Study.

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Abbreviation	Definition
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.
Palaeolithic	Prehistoric time period from 450,000-12,000 BC.
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.
PAH	Poly Aromatic Hydrocarbon.
PAN	Peroxyacetyl Nitrate.
PCT	Primary Care Trust.
Percentile levels	The level of A-weighted noise exceeded for N% of the measurement time. LAF90, T is often used as a measure of background noise in many standards and guidelines. The LAF90, T parameter would therefore represent the level exceeded for 90% of the measurement period, T. Likewise the LAF10, T would indicate the level exceeded for 10% of the measurement period, T indicating the higher noise levels measured.
Peak wind pressure	Statistical maximum or minimum value of wind pressure (on surface).
Pedestrian level wind speed	Mean or gust wind speed measured at 1.5m above ground level.
Permeability	The ease at which liquids (or gases) can pass through rocks or a layer of soil.
PERS	Pedestrian Environment Review Software.
pH	A measure of the acidity or basicity of a solution.
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 that 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.
PM ₁₀	Particulate matter with a mean aerodynamic diameter of 10 microns or less.
PMS	Personal Medical Service.
Piles	Foundation supports.
Pollution pathway	A pollution pathway exists when a source of pollution has been identified which can impact upon a receptor in some way.
Polycarbonates	A plastic derived contaminate.
Porous screening	A screen, usually placed near the base of a building, used to decelerate wind speeds.
Podium Level	Form of the base of the development.
PPC	Pollution Prevention and Control.
PPE	Personal Protective Equipment.

Abbreviation	Definition
PPG	Planning Policy Guidance.
PPS	Planning Policy Statement.
PPV	Peak Particle Velocity in millimetres per second (mm/s). The vibration measurement parameter that is usually used to describe vibration in relation to sudden impulse events.
Preservation by Record	The recovery of archaeological evidence and in its interpretation and publication.
Probable sunlight hours	The long-term average of the total number of hours during a year in which direct sunlight reaches the unobstructed ground (when clouds are taken into account).
Project	The Development and some additional adjoining areas.
Public Realm	The space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.
PTAL	Public Transport Accessibility Level. Method used in United Kingdom transport planning to assess the access level of geographical areas to public transport.
PV	Photovoltaics. The process of converting light into electric energy.
R	Regional
RC	Reinforced Concrete.
RBMP	River Basin Management Plan
R&D	Research and Development.
RDP	Research Development Paper.
(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.
Redline Plan	Site plan showing extent of development area.
Reflection Effects	Where electromagnetic wave transmission signals are reflected and scattered by a conducting surface on the structure. This reflected and scattered 'indirect' signal then arrives at the receiver out of synchronisation with a 'direct' line-of-sight signal. In the case of television this delay can then cause a second 'ghosted' image to appear on the viewer's screen.
Refuse Burning Station	A power generating facility utilising refuse as a fuel.
RSS	Regional Spatial Strategy.
Rendering	A technical term used to describe the process of creating a two-dimensional output image from the 3D wireframe image within the visual assessment.
Reinforced concrete	Concrete reinforced with steel bars to increase tensile strength.
Residual Impacts	Those impacts of the development that cannot be mitigated following implementation of mitigation proposals.
Retail	The activity of selling goods to the public, usually in small quantities.
Retail Impact Assessment	Prepared and submitted alongside the planning application detailing the retail impact of the development.

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Abbreviation	Definition
Re-Radiated Noise (Structure-borne Noise, Ground-borne Noise)	These terms are used inter-changeably. When building elements or other structures are caused to vibrate, they can radiate noise. In the context of this report, re-radiated noise refers to the noise that may be heard from the vibrating building elements rather than any airborne noise from train movements. The terms re-radiated noise, structure-borne noise and ground-borne noise are often used interchangeably.
RFI	Radio Frequency Interference. Any electromagnetic disturbance that interrupts, obstructs, or otherwise degrades or limits the effective performance of electronics/electrical equipment.
RFRA	The London Regional Flood Risk Appraisal.
Risk Assessment	An assessment of the likelihood and severity of an occurrence.
Riverine	Located on or inhabiting the banks of a river.
RMC	Ready Mix Concrete.
RODS	Rolling Origin and Destination Surveys
Displacement, Acceleration and Velocity Root Mean Square (r.m.s.) and Peak Values Peak Particle Velocity (PPV)	Vibration is an oscillatory motion. The magnitude of vibration can be defined in terms of displacement (how far from the equilibrium position that something moves), velocity (how fast something moves), or acceleration (the rate of change of velocity). When describing vibration, one must specify whether peak values are used (i.e. the maximum displacement or maximum velocity) or r.m.s. values (effectively an average value) are used. Standards for the assessment of building damage are usually given in terms of peak velocity (usually referred to as Peak Particle Velocity, or PPV), whilst human response to vibration is often described in terms of r.m.s. acceleration.
Root Mean Square (r.m.s.)	The r.m.s. value of a set of numbers is the square root of the average of the squares of the numbers. For a sound or vibration waveform, the r.m.s. value over a given time period is the square root of the average value of the square of the waveform over that time period.
Roman	Historic time period from AD43-AD410.
RPG	Regional Planning Guidance.
RSL	Registered Social Landlord.
RSS	Regional Spatial Strategy
RTD	River Terrace Deposits.
Runoff	Rainwater flowing off the ground surface.
Rw	Single number quantity that categorises the airborne sound insulating properties of a material or building element over a range of frequencies.
RWDI Anemos	Wind and Microclimate Consultant.
SADPD	Site Allocation Development Plan Document
SAM	Scheduled Ancient Monument.
SMR	Sites and Monuments Records.
Saxon	Historical time period from AD410-AD1066.

Abbreviation	Definition
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.
SDS	Sustainable Development Strategy.
SE	South East.
Sediment Traps	A sediment trap is a containment area where sediment-laden runoff is temporarily detained.
SEET	Skills, Employment, Enterprise and Training
SEPA	Scottish Environmental Protection Agency.
SFRA	Strategic Flood Risk Assessment.
SGV	Soil Guideline Values.
Shadow Effects	Where an area behind the structure is effectively screened from the transmitter, preventing reception of the electromagnetic wave transmission or reduces signal strength.
SHF	Super High Frequency.
Sky Factor	Ratio of the parts of illuminance at a point on a given plane that would be received directly through unglazed openings from a sky of uniform luminance, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. The sky factor does not include reflected light, either from outdoor or indoor surfaces.
SMI	Site of Metropolitan Importance.
SO	Strategic Objective
SO ₂	Sulphur dioxide. SO ₂ is an acidic gas that belongs to the family of sulphur oxide gases (SO _x), produced during the combustion of fuels that contain sulphur compounds, such as coal and oil. SO ₂ is also released naturally from volcanic eruptions and similar natural phenomena. The health effects associated with high levels of SO ₂ are mainly concerned with breathing problems and aggregates heart and lung problems. SO ₂ , along with NO _x , is one of the precursors to 'acid rain'.
Sound Pressure	Sound, or sound pressure, is a fluctuation in air pressure over the static ambient pressure.
Sound Pressure Level (Sound Level)	The sound level is the sound pressure relative to a standard reference pressure of 20µPa (20x10 ⁻⁶ Pascals) on a decibel scale.
SPL	Sound Pressure Level.
Spoil	Refuse material removed from an excavation.
SPZ	Source Protection Zone.
sqm	Square meters.
SSSI	Site of Special Scientific Interest
Stakeholder	A person, group, or organisation that affects or can be affected by an organisation's actions.

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Abbreviation	Definition
Statistical Noise Levels	For levels of noise that vary widely with time, it is necessary to employ an index that allows for this variation. For example, L1 0 is the level exceeded for ten per cent of the time period. A weighted statistical noise levels are denoted LA10, dBLA90 etc. The reference time period (T) is normally included, e.g. dBLA 10, 5min or dBLA90, 8hr.
Statutory Consultee	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.
Stratigraphic sequence	The order in which rock and soil layers are found in the ground.
Strategic Views / Strategic Viewing Corridor	View corridor; viewing corridor as defined in LPAC Strategic Views.
Studio Egret West	Architects for plots B, J, K, L, M, N, R, S
Substructure	Foundations or base of a structure.
Sub-tidal	Zone just below the low water mark of the tide that is never exposed, even at low tide.
Superstructure	Is an upward extension of an existing structure above a baseline.
Sustainable Development	Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
Sustainability Statement	Prepared and submitted alongside the planning application detailing the sustainability aims of the development.
SVOC	Semi-volatile Organic Compounds (SVOC).
SW	Short Wave.
SWL	Sound Power Level.
Swards	Land covered with grassy turf.
SWMP	Site Waste Management Plan.
t	Tonnes.
Tender	A bid of a contract.
Threshold	A level of effect above which an assessment will be taken of whether any changes to procedures need to be made.
Topography	The natural or artificial features, level and surface form of the ground surface.
Townshend	Landscape Architect.
TA	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.
TE1200	Thames Estuary 2100 Plan.

Abbreviation	Definition
TfL	Transport for London.
Tom Paxton	Broadcasting Consultant
TPH	Total Petrol Hydrocarbons.
Trusses	A structure comprising one or more triangular units constructed with straight slender members whose ends are connected at joints referred to as nodes.
Trial Pits	Intrusive investigation positions excavated by a mechanical excavator.
TTWA	Travel To Work Area.
TV	Television.
TV (DTT)	Digital Television.
TWAO	Transport and Works Act Order. Can authorise guided transport schemes (i.e. railways or tramways) and certain other types of infrastructure project in England and Wales.
TWRM	Thames Water Ring Main.
TWUL	Thames Water Utilities Limited.
UDP	Unitary Development Plan. A land use plan. It provides the statutory planning framework for the local planning authority setting out the objectives, policies and proposals for the use of land and buildings in the area for the next 10 years.
UHF	Ultra High Frequency. UHF designates a range (band) of electromagnetic waves whose frequency is between 300 MHz and 3.0 GHz. Waves whose frequency is above the UHF band fall into the microwave or higher bands, while lower frequency signals fall into the VHF or lower bands.
UK	United Kingdom.
United Visual Arts	Lighting
Upper Palaeolithic	Prehistoric Period from 40,000 to 10,000 years ago.
URS	URS Corporation Limited. Authors of the Environmental Statement.
UV	Ultraviolet.
UST	Underground storage tanks.
UXO	Unexploded Ordnance.
V/v	Measure of gas velocity.
Viaduct	A bridge composed of several small spans.
VDV	Vibration Dose Values in metres per second (m/s) 1.75. The vibration measurement parameter that based on a form of acceleration that is frequency weighted to reflect human sensitivity to various frequencies.
Verified Image	An outline image of the Development on a base photograph to provide projections of key views.

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Abbreviation	Definition
VHF	Very High Frequency. VHF is the radio frequency range from 30 MHz (wavelength 10 m) to 300 MHz (wavelength 1 m). Common uses for VHF are FM radio broadcast at 88-108 MHz and television broadcast (together with UHF). VHF frequencies' propagation characteristics are ideal for short-distance terrestrial communication, with a range generally somewhat farther than line-of-sight from the transmitter.
Vibration Dose Value (VDV)	This is a measure of the amount of vibration that is experienced over a specified period, and has been defined so as to quantify the human response to vibration in terms of comfort and annoyance. The Vibration Dose Value is used to assess the likely levels of adverse comment about vibration, and is defined mathematically as the fourth root of the time integral of the fourth power of the acceleration, after it has been frequency weighted to take into account the frequency response of the human body to a vibration stimulus. Measured in units of $ms^{-1.75}$.
VOC	Volatile Organic Compounds. Volatile organic compounds (VOCs) are a group of natural organic chemicals that contain carbon in their molecular structure, including methane and non-methane species, such as benzene, toluene, xylene, and 1,3-butadiene, for example.
VSC	Vertical Sky Component. Ratio of that part of illuminance, at a point on a given vertical plane, that is received directly from a CIE standard overcast sky, to illuminance on a horizontal plane due to an unobstructed hemisphere of this sky. Usually the 'given vertical plane' is the outside of a window wall. The VSC does not include reflected light, either from the ground or from other buildings.
WAC	Waste Acceptance Criteria.
Waldram Diagram	A Waldram diagram is an aid to the calculation of sky factors. The axes are arranged so that the contribution to the illumination at a point from an overcast sky is proportional to the corresponding area on the diagram. So if one determines the area of unobstructed sky on the diagram, this area, expressed as a fraction of the total diagram area gives the sky factor at the point.
WEEE	Waste Electrical and Electronic Equipment.
WFD	Water Framework Directive.
WHO	World Health Organisation.
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).
Wind Speed Ratio	Ratio of wind speed at the measurement point to a reference wind speed at a height in the boundary layer.
Wind Tunnel	A device for measuring wind effects on scale models by recreating the atmospheric boundary layer.

Abbreviation	Definition
WLL	West London Line.
Working plane	Horizontal, vertical or inclined plane in which a visual task lies. Normally the working plane may be taken to be horizontal, 0.85 m above the floor in houses and factories, 0.7 m above the floor in offices.
WRA	Water Resources Act 1991.
WRAP	Waste & Resources Action Plan.
WRZ	Water Resource Zone.
WSP	Traffic and Transportation Consultant.
WTE	Whole Time Equivalent.
WTW	Water Treatment Works.
WWII	Second World War.
$\mu g/m^3$	Microgram per cubic meter. A measure of concentration commonly used to present air quality conditions.