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Environmental Impact Assessment Environmental Statement

Volume 3: Technical Appendices

Ashley Park



Ashley Park

Environmental Statement

Volume 3: Technical Appendices

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Schedule 4 Information Requirements – Location of Information within the ES

	Information for Inclusion in Environmental Statements, as Specified in Schedule 4 of the EIA Regulations 2017 (as amended)	How the EIA addresses the Information Specifications
1.	A description of the development, including in particular:	
(a)	a description of the location of the development;	ES Volume 1: Chapter 1: Introduction
(b)	a description of the physical characteristics of the whole development, including, where relevant, requisite Enabling works, and the land-use requirements during the construction and operational phases;	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Enabling Works and Construction
(c)	a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used.	ES Volume 1: Chapter 4: The Proposed Development
	...nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; and	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Enabling Works and Construction
(d)	an estimate, by type and quantity, of expected residues and emissions (such as water, ...	ES Volume 1: Chapter 4: The Proposed Development ES Volume 3: Appendix: EIA Methodology
	...air, ...	ES Volume 3: Appendix: EIA Methodology
	...soil and subsoil pollution,	ES Volume 3: Appendix: EIA Methodology
	...noise, vibration, ...	ES Volume 1: Chapter 7: Noise and Vibration ES Volume 3: Appendix: Noise and Vibration
	...light, ...	ES Volume 1: ES Chapter 9: Daylight, Sunlight, Overshadowing and Solar Glare ES Volume 2: Townscape and Visual Impact Assessment ES Volume 3: Appendix: EIA Methodology
	...heat, radiation and ...	ES Volume 3: Appendix: EIA Methodology
	...quantities and types of waste produced during the construction and operation phases;	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Enabling Works and Construction
2.	A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	ES Volume 1: Chapter 3: Alternatives and Design Evolution
3.	A description of the relevant aspects of the current state of the environment (baseline scenario) ...	ES Volume 1: Chapter 1: Introduction Chapter 3: Alternatives and Design Evolution

	Information for Inclusion in Environmental Statements, as Specified in Schedule 4 of the EIA Regulations 2017 (as amended)	How the EIA addresses the Information Specifications
		ES Technical Chapters 6 to 9
	...and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	ES Volume 1: Chapter 2: EIA Methodology Technical Chapters 6 to 9
4.	A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, ...	ES Volume 1: Chapter 6: Socio-Economics ES Volume 2 Townscape and Visual Impact Assessment ES Volume 3: Appendix: EIA Methodology Appendix: Socio-Economics
	...biodiversity (for example fauna and flora), ...	ES Volume 1: Chapter 4: The Proposed Development ES Volume 3: Appendix: EIA Methodology
	...land (for example land take), ...	ES Volume 3: Appendix: EIA Methodology
	...soil (for example organic matter, erosion, compaction, sealing), ...	ES Volume 3: Appendix: EIA Methodology
	...water (for example hydromorphological changes, quantity and quality), ...	ES Volume 1: Chapter 4: The Proposed Development ES Volume 3: Appendix: EIA Methodology
	...air, ...	ES Volume 3: Appendix: EIA Methodology
	...climate (for example greenhouse gas emissions, impacts relevant to adaptation), ...	ES Volume 3: Appendix: EIA Methodology
	...material assets, cultural heritage, including architectural and archaeological aspects, and landscape...	ES Volume 1: Chapter 2: EIA Methodology ES Volume 2 Townscape and Visual Impact Assessment ES Volume 3: Appendix: EIA Methodology
5.	A description of the likely significant effects of the development on the environment resulting from, inter alia:	
(a)	the construction and existence of the development, including, where relevant, Enabling works.	ES Volume 1: Chapter 5: Enabling Works and Construction Technical Chapters 6 to 9 Chapter 11: Likely Significant Effects
(b)	the use of natural resources, in particular land, soil, ...	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Enabling Works and Construction ES Volume 3: Appendix: EIA Methodology
	...water and ...	ES Volume 1:

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	Information for Inclusion in Environmental Statements, as Specified in Schedule 4 of the EIA Regulations 2017 (as amended)	How the EIA addresses the Information Specifications
		Chapter 4: The Proposed Development ES Volume 3: Appendix: EIA Methodology
	...biodiversity, ...	ES Volume 1: Chapter 4: The Proposed Development ES Volume 3: Appendix: EIA Methodology
	...considering as far as possible the sustainable availability of these resources;	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Enabling Works and Construction Technical Chapters 6 to 9
(c)	the emission of pollutants, ...	ES Volume 3: Appendix: EIA Methodology
	...noise, vibration, ...	ES Volume 1: Chapter 7: Noise and Vibration ES Volume 3: Appendix: EIA Methodology
	...light, ...	ES Volume 1: Chapter 9: Daylight, Sunlight, Overshadowing and Solar Glare ES Volume 2: Townscape and Visual Impact Assessment ES Volume 3: Appendix: EIA Methodology
	...heat and radiation, ...	ES Volume 3: Appendix: EIA Methodology
	...the creation of nuisances, ...	ES Volume 1: Chapter 8: Wind Microclimate ES Volume 3: Appendix: EIA Methodology Appendix: Wind Microclimate
	...and the disposal and recovery of waste;	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Enabling Works and Construction ES Volume 3: Appendix: EIA Methodology
(d)	the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);	ES Volume 1: Chapter 2: EIA Methodology Technical Chapters 6-9 ES Volume 2: Townscape and Visual Impact Assessment ES Volume 3: Appendix: EIA Methodology Technical Appendices
(e)	the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;	ES Volume 1: Technical Chapters 6 to 9 Chapter 10: Effect Interactions Chapter 11: Likely Significant Effects ES Volume 3:

	Information for Inclusion in Environmental Statements, as Specified in Schedule 4 of the EIA Regulations 2017 (as amended)	How the EIA addresses the Information Specifications
		Appendix: EIA Methodology
(f)	the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; and	ES Volume 3: Appendix: EIA Methodology
(g)	the technologies and the substances used.	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Enabling Works and Construction Technical Chapters 6 to 9
6.	A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	ES Volume 1: Chapter 2: EIA Methodology Technical Chapters 6 to 9 Technical Appendices
7.	A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Enabling Works and Construction Technical Chapters 6 to 9 Chapter 12: Environmental Management, Monitoring and Mitigation Schedule
8.	A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(c) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(d) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	ES Volume 3: Appendix: EIA Methodology
9.	non-technical summary of the information provided under paragraphs 1 to 8.	ES Non-Technical Summary
10.	A reference list detailing the sources used for the descriptions and assessments included in the environmental statement.	ES Volume 1: All ES chapters (In-chapter referencing) ES Volume 3: Technical Appendices

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Ashley Park: Competent Expert and Relevant Experience

Regulation 18(5) of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (referred to as ‘the EIA Regulations’) require that to ensure the completeness and quality of the ES:
‘(a) the developer must ensure that the environmental statement is prepared by competent experts’; and
‘(b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts’.

As set out in **ES Volume 1, Chapter 1: Introduction** of the ES, Trium is an environmental consultancy specialising in urban regeneration and property development projects in the United Kingdom (UK), with a specific focus in London. Trium is therefore considered to be ‘competent experts’ as referenced in the EIA Regulations. In addition, and for completeness, Table 1 below sets out the company, persons and expertise of all the key technical specialists that have worked on the EIA.

Table 1 Experts Involved in the Production of the ES and their Relevant Experience

EIA Technical Discipline	Company	Summary of Experience
EIA Coordination	Trium	Trium is an environmental consultancy specialising in urban regeneration and property development projects in the United Kingdom (UK), with a specific focus in London. Trium's Partners and Employees have extensive experience in managing the environmental issues and impacts surrounding large scale, high profile urban regeneration development projects. The Partners and Employees of Trium have, over the course of their careers to date (including with former employers), project directed, managed or contributed to over 600 EIAs within the commercial, retail, residential, leisure, cultural, infrastructure and industrial sectors. They have particular expertise in London based development projects. Trium's lead EIA practitioner for this project has 20 years EIA experience of managing EIA projects within the UK.
Socio-Economics	Trium	Trium is a consultancy with a specialism in socioeconomic and health assessments. Trium specialises in urban regeneration and property development projects in the United Kingdom (UK), with a specific focus in London. Trium have extensive experience in assessing socioeconomics and health issues and impacts surrounding large scale, high profile urban regeneration development projects. Trium have worked on numerous socio-economic and health assessments within the commercial, retail and residential sectors. Trium's lead for this project's socio-economics assessment has over 20 years' experience within Environmental Impact Assessments (EIAs) and socio-economic assessments within London.
Noise and Vibration	Trium	Trium is a consultancy with a specialism in acoustics, noise and vibration. Trium specialises in urban regeneration and property development projects in the United Kingdom (UK), with a specific focus in London. Trium have extensive experience in assessing noise and vibration issues and impacts surrounding large scale, high profile urban regeneration development projects. Trium have worked on numerous noise and vibration assessments within the commercial, retail and residential sectors. Trium's lead for this project's noise and vibration assessment has over 18 years' experience working on multiple types of buildings through their life span (planning through to in-use), is a Member of the Institute of Acoustics (MIOA) and a BSc (Hon) in Acoustics.
Daylight, Sunlight and Overshadowing	EB7	Formed in 2007, EB7 is a specialist Daylight and Sunlight consultancy working across the United Kingdom. EB7 are recognised for providing expert input into the daylight and sunlight effects of major developments requiring environmental impact assessments (EIA) giving cutting edge advice on overshadowing, light pollution and solar glare. EB7 regularly work with the leading developers, architects, lawyers, planning, and environmental consultancies on major projects across the country. The Director overseeing this project has over 19 years of experience specialising in Daylight and Sunlight, with a particular focus on EIA projects
Wind Microclimate	GIA	GIA is a chartered surveying firm that has a specialism in wind microclimate matters in the United Kingdom (UK), with a specific focus in London. GIA's Partners and employees have extensive experience helping to deliver large scale urban regeneration development projects, in higher density area, in relation to the wind microclimate impacts on the surrounding environment. GIA's Partners and Employees have advised on development proposals in the commercial, retail, residential, leisure, cultural and infrastructure sectors, with particular expertise in London based sites. GIA's lead for this project has over 11 years of experience delivering wind microclimate assessments, including over 30 wind ES chapters for EIA projects.
HTVIA	Montagu Evans	Montagu Evans LLP is an independent property consultancy, owned and run by a group of partners that are leaders in their respective fields and who are committed to leaving a legacy of quality work that benefits clients, the built environment and society as a whole. They operate as a community of individuals and teach a skilled multi-disciplinary, sector-led and collaborative way of working. This approach ensures each project receives the commercial and sustainable advice clients are looking for. Their commercial planning, historic environment and townscape team draw its success from some of the brightest talents in the industry. The team's experience spans a mix of complex public and private sector projects across a range of uses, combining housing, regeneration, repurposing, and health and commercial advice in one place. The team advise on complex and sensitive sites, with a focus in London but with projects across the country. Their expertise is broad and covers areas that interact closely with one another: the historic environment, urban design, townscape, and landscape. This enables them to function as part of the larger design team, a role they often play on major developments. In this way the team contributes directly to the quality of masterplans and how they are explained to the public, engaging with public perceptions.

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Ashley Park, Annex 3: Glossary of Terms and Abbreviations

GLOSSARY OF TERMS

Ancillary	A secondary or subordinate use or structure which supports, and is entirely dependent on, a primary development.
Accuracy	A measure of how well a set of data fits the true value.
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.
Acoustic Screening	Use of a fabric-covered, double-sided screen used in open areas such as offices to absorb noise.
ADMS Roads	Atmospheric Dispersion Modelling System Roads is a line-source Gaussian dispersion model with the capability to model 3-point sources.
Affordable Housing	Homes for rent or sale at a minimum of 20% less than the local market value.
Air Quality Objective	Policy target generally expressed as a maximum ambient concentration to be achieved, either without exception or with a permitted number of exceedances within a specific timescale (see also air quality standard).
Air Quality Standard	The concentrations of pollutants in the atmosphere which can broadly be taken to achieve a certain level of environmental quality. The standards are based on the assessment of the effects of each pollutant on human health including the effects on sensitive sub groups (see also air quality objective).
Ambient air	Outdoor air in the troposphere, excluding workplace air.
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 ($LA_{\text{Feq},T}$).
Amenity	A pleasant or advantageous aspect of the environment.
Annual mean	The average (mean) of the concentrations measured for each pollutant for one year. Usually this is for a calendar year, but some species are reported for the period April to March, known as a pollution year. This period avoids splitting winter season between 2 years, which is useful for pollutants that have higher concentrations during the winter months.
Annual Probable Sunlight Hours	A measure of sunlight that a given window may expect over a year period.
Aquifer	A below ground, water-bearing layer of soil or rock.
Alluvium	Sediment laid down by a river. Can range from sands and gravels deposited by fast flowing water and clays that settle out of suspension during overbank flooding. Other deposits found on a valley floor are usually included in the term alluvium (e.g. peat).
Arisings	Material (often spoil) derived from the ground through excavation.
Asbestos	A mineral substance previously used as in insulator but, is highly toxic.
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.
Baseline Studies	Studies of existing environmental conditions which are designed to establish the baseline conditions against which any future changes can be measured or predicted.
Biodiversity	The diversity, or variety of plants and animals and other living things in a particular area of region. It encompasses landscape diversity, ecosystem diversity, species diversity and genetic diversity.

Biodiversity Net Gain	A planning requirement that mandates developers to achieve a minimum 10% increase in biodiversity value compared to the pre-development state, either on or off site.
Borehole	A deep hole bored into the ground as part of intrusive geological investigations.
Carbon Budget	A tolerable quantity of greenhouse gas emissions that can be emitted in total over a specified time.
Carbon Dioxide (CO_2)	Carbon dioxide is a naturally occurring gas comprising 0.04% of the atmosphere. The burning of fossil fuels releases carbon dioxide fixed by plants many millions of years ago, and this has increased its concentration in the atmosphere by some 12% over the past century. It contributes about 60 per cent of the potential global warming effect of manmade emissions of greenhouse gases.
Circular Economy Statement	A planning document which outlines how the development will minimise waste and maximise material reuse and resource efficiency.
Climate Change	The long-term shift in local, regional and global climate patterns, driven primarily by human activity.
Completed Development	A development scheme which has been build out.
Computational Fluid Dynamics	A branch of fluid mechanics that uses advanced numerical analysis and computer algorithms to simulate and solve complex wind flow problems.
Contaminated Material	Waste or other materials exposed to chemical, radiological or biological substances or agents.
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.
Considerate Constructors Scheme	A non-profit-making, independent organisation founded in 1997 by the construction industry to improve its image.
Construction Environmental Management Plan	A documented management system with environmental procedures to monitor residual impacts of the construction phase of a development.
Construction Employment	The number of construction job years supported by the proposed development.
Construction Logistics Plan	A documented travel plan specific for a construction site.
Copenhagen Crossings	Crossings where the footpath continues uninterrupted across roads, forcing vehicles to cross over a raised surface, thereby prioritising pedestrian and cycle movements.
Core Strategy	'London Borough of Camden (2017), Camden Local Plan. The primary and strategic document in the Local Development Framework.'
Critical Drainage Area	A formally designated geographic zone susceptible to severe flooding from multiple sources such as surface water, sewers, and groundwater.
Cumulative Effects	The combined effects of multiple past, present and near future projects.
Cumulative Schemes	Developments that have received planning permission and have a signed legal agreement in place. They are assumed to be in place by the time the Development being assessed is completed.
Decibel	A scale for comparing the ratios of two quantities, including sound pressure and sound power. The difference in level between two sounds s_1 and s_2 is given by $20 \log_{10} (s_1 / s_2)$. The decibel can also be used to measure absolute quantities by specifying a reference value that fixes one point on the scale. For sound pressure, the reference value is $20\mu\text{Pa}$.

Ashley Park, Annex 3: Glossary of Terms and Abbreviations

Defra Air Information Resource	Webpages providing in-depth information on air quality and air pollution in the UK.
Demarcation	The action of fixing the boundary or limits of something.
Design Brief	A written document for a design project developed by a person or team in consultation with the 'client'.
Design Freeze	A method used during design development stage to mitigate the risks associated with change. This organizes and complies the design process, control changes, and force the completion of design stages on time.
Desk 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.
Displacement	An estimate of economic factors that may have reasonably been attained by other competitors in the absence of the development.
Dust Soiling	The accumulation of particulates that can give rise to human health effects.
EIA Scoping	An initial stage in determining the nature and potential scale of the environmental impacts arising from a proposed development and assessing what further studies are required to establish their significance.
EIA Scoping Opinion	A written statement of the opinion of the relevant planning authority as to the information to be provided in the Environmental Statement which specifically requires a local planning authority to respond or consult with consultees within a statutory period.
EIA Screening	An initial stage in which the need for EIA is considered in respect of a development. Some developments are automatically subject to EIA by means of their inevitable size, nature and effects (Schedule 1 developments). Other projects are made subject to EIA because it is anticipated that they are likely to have significant environmental effects (Schedule 2 developments).
Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
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.
Environmental Statement	A statement that includes such information that is reasonably required to assess the environmental effects of a development.
Exceedance	A period of time where the concentrations of a pollutant is greater than, or equal to, the appropriate air quality standard.
Façade	The front or face of a building.
Fit-out	Installation of all non-substructure and non-superstructure items such as electrical water services, as well as final internal finishings.
Floodplain	Land adjacent to a watercourse over which water flows, or would flow but for defences in place, in times of flood.
Flood Resistance and Resilience	Measures put in place to protect a property against flooding.
Fugitive emissions	Emissions arising from the passage of vehicles that do not arise from the exhaust system.

Future Baselines	Quantifies how the current conditions are likely to change in the future assessment years relevant to the development.
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 Authority's Population Yield Calculator	A tool for estimating population yield from new housing development.
Greenfield Runoff Rate	The peak rate of surface water flow generated by a site in its natural, undeveloped state
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.
Hardstanding	Ground surfaced with a hard material for parking vehicles on.
Heritage Asset	A building, area or scene which makes a positive contribution of special architectural, historic or environmental interest.
Hoarding	A temporary board fence set up on the perimeter of a building site.
Hydrogeology	The study of geological factors relating to the Earth's water.
Indices of Multiple Deprivation	A UK government qualitative study of deprived areas in English local councils.
In-situ	In the natural, original or appropriate position.
Intrusive Investigation	An in-depth investigation involving further sampling and analysis, such as the gathering of samples from the ground, walls, ceilings for the detection of contamination, asbestos and or archaeological remains.
Just in Time Delivery	A supply chain strategy wherein materials, parts or products arrive exactly when they are needed.
$L_{Aeq,T}$	The A-weighted noise level index called the equivalent continuous noise level over the time period T. This is the level of a notional steady sound that would contain the same amount of sound energy as the actual, possibly fluctuating, sound that was recorded.
$L_{AFmax,T}$	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.

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LA90	The noise level exceeded for 90% of the measurement period A-weighted and calculated by Statistical Analysis.
Lawson Comfort Criteria	The so called 'Lawson' criteria which define whether a space is comfortable for business walking, strolling or sitting by a threshold wind speed i.e. the hourly mean wind speed exceeded 5% of the time.
Lawson 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).
Light Pollution	Any light emitting from artificial sources into spaces where it is unwanted, such as spillage of light from office or commercial buildings into residential accommodation, such as bedrooms, where this would cause nuisance to the occupants
Listed Building	A building or structure of special architectural or historic interest which is included in a list made by the Secretary of State.
Liquid Nitrogen (LN2) Stores	Liquid nitrogen (LN2) stores are specialized insulated vessels used to safely hold, transport, and dispense liquid nitrogen at its ultra-low boiling point (-196°C)
Local Plan	A series of documents which sets out the vision and framework for development in the borough.
London Plan	The adopted Spatial Development Strategy for London that sets out a vision for London and identifies the means by which this vision might be achieved. Issued in 2016.
Lux	The standard international unit for illuminance.
Magnitude of Impact	The degree and extent to which the project changes the environment.
Massing	Massing refers to the structure in three dimensions, usually outlining the height and size of a building.
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 (counter current 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.
Microclimate	The climate of a very small or restricted area, particularly when this is different from the climate of the surrounding area.
Mitigation	Any process, activity of thing designed to avoid, reduce or remedy adverse environmental impacts likely to be caused by a development project.
Mitigation Measure	Measure aiming at reducing an adverse environmental effect.
National Planning Policy Framework	Came into force on 27 March 2012. It sets out the Government's economic, environmental and social planning policies for England and summarises, in a single document, all previous national planning policy advice (Planning Policy Statements and Planning Policy Guidance notes).
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.
Ordnance Datum	Land levels are measured relative to the average sea level at Newlyn, Cornwall. This average level is referred to as 'Ordnance Datum'.
Overshadowing	Overshadowing occurs when a structure blocks out sunlight from neighbouring properties mainly on the northern side of that structure. It can affect the amount of daylight let into neighbouring properties when the shadow cast falls across windows or glazed doors, or on amenity spaces.
Particulate Matter	Discrete particles in ambient air, sizes ranging between nanometres (nm, billionths of a metre) to tens of micrometres (µm, millionths of a metre).
Pathways	The routes by which impacts are transmitted through air, water, soils or plants and organisms to their receptors.
Peak Particle Velocity	The maximum speed at which particles move during a vibration event.
Pedestrian Level Wind Speed	Mean or gust wind speed measured at 1.5 m above ground level.
Percentile	The percentage of results below a given value.
Phasing	The division of the construction of a development into smaller, sequential stages.
Photomontage	The use of photographs of a site from a certain viewpoint to show both the current base (pre-development) state of the site and the anticipated view of the site once development is complete.
Pile	A timber, steel or concrete post which is driven, jacked or cast (bored) into the ground to carry vertical or horizontal loads.
Pile Cap	A thick, concrete mat that rests on concrete or timber piles that have been driven into the ground.
Plant	A building's generator, heating, ventilation, and/or electricity-production system.
Planning Application Red Line Boundary	Border that incorporates all land necessary to carry out the proposed development.
Planning Inspectorate	An executive agency of the Department for Communities and Local Government with responsibility of determining final outcomes of town planning and enforcement appeals and public examination of local development plans.
Planning Practice Guidance	A web-based resource that came into force in 2014. It seeks to consolidate existing technical guidance into a consolidated online format and provides further detail on the policies contained within the NPPF.
Planning Statement	Sets out the policy background to the proposal, describes the site and its surroundings, identifies constraints and explores the planning policy framework.
Proposed Development	An area of land that has had a potential scheme put forward to be built on.
Public Transport Accessibility Level Assessment	A means of quantifying and comparing accessibility by public transport for a given site.
Public Realm	The space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.

Ashley Park, Annex 3: Glossary of Terms and Abbreviations

Ratification (Monitoring)	Involves a critical review of all information relating to a data set, in order to amend or reject the data. When the data have been ratified they represent the final data to be used (see also validation).
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.
Residual Effects	Those effects of a development following implementation of any relevant mitigation proposals.
Risk Assessment	An assessment of the likelihood and severity of an occurrence.
Safeguarding	Protecting from harm or damage with an appropriate measure.
Sensitive Area	According to EIA Regulations is any of the following: land notified under section 28(1) (Sites of Special Scientific Interest) of the Wildlife and Countryside Act 1981 (23); a National Park; the Broads; a property on the World Heritage List; a scheduled monument; AONB or a European site.
Setting	The context in which a building or area can be appreciated.
Severance	The perceived divisions that can occur within a community when it becomes separated by a traffic route.
Site of Importance for Nature Conservation	A non-statutory site identified as being areas of importance for wildlife and geology.
Site Suitability Assessment	A comprehensive analysis of both the on-site subsoil characteristics and the local hydrogeological features of the site to determine the most feasible means of treating effluent on-site whilst ensuring full compliance with wastewater treatment requirements.
Socio-Economics	The social science that studies how economic activity affects and is shaped by social processes.
Solar Glare	A continuous source of excessive brightness from the sun.
Sound Power Level	The total sound power emitted by a source in all directions in watts (joules per second).
Solar Photovoltaic	Technology that converts sunlight directly into electricity.
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)
Statement of Community Involvement	Produced by local authorities to explain to the public, their involvement in the preparation of local planning documents.
Statutory Consultees	Groups or bodies that, by law, must be consulted as part of the planning application process for EIA development.
Strata	Layer of rock or soil.
Substructure	Elements of a development below ground level, typically basements and foundations.
Superstructure	Elements of a development above ground principally the mega frame, supporting northern core and outer shell cladding.
Supplementary Planning Document	Documents which seek to give guidance and support on the Council's planning processes and are one of the material considerations in determining planning applications.
Sustainable Drainage Strategy	A planning document outlining how the proposed development will manage surface water runoff.

Sustainable Drainage System	An urban drainage strategy which seeks to mimic natural drainage systems to manage runoff rather than rely on sewage systems.
The Applicant	The persons or entities making the planning application.
The London Clay Formation	A marine geological formation of Ypresian age which crops out in the southeast of England.
The Site	The extent of the development site, as defined by the red-line boundary plan.
Topography	The natural and man-made features of an area collectively.
Townscape	The visual appearance of a town or urban area.
Travel Plan	A document which puts measures in place that will encourage sustainable travel and reduce reliance on single occupancy cars.
Uncertainty	A measure, associated with the result of a measurement, characterizes the range of values within which the true value is expected to lie. Uncertainty is usually expressed as the range within which the true value is expected to lie with a 95% probability, where standard statistical and other procedures have been used to evaluate this figure. Uncertainty is more clearly defined than the closely related parameter 'accuracy', and has replaced it on recent European legislation.
Urban Grain	The combined pattern of blocks and streets, taking into account the character of street blocks and building height and size and how they work together to enable movement and access.
Urban Greening Factor	A tool used to evaluate the quantity and quality of urban greening provided by developments in London, in line with the London Plan (2021) Policy 5.
Urban Heat Island Effect	An urban area or metropolitan area that is significantly warmer than its surrounding rural areas due to human activities.
Validation (modelling)	Refers to the general comparison of modelled results against monitoring data carried out by model developers.
Validation (monitoring)	Screening monitoring data by visual examination to check for spurious and unusual measurements (see also ratification).
Verification (modelling)	Comparison of modelled results versus any local monitoring data at relevant locations.
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.
Waste Arisings	Materials forming the secondary or waste products of industrial operations.
Waste Streams	The flow of waste from its source to its final disposal, recovery or recycling.
Wind Tunnel Testing	Assessment used in aerodynamic research to study the effects of air moving past solid objects.
Wireline	A single line representing the outline of the building.

Ashley Park, Annex 3: Glossary of Terms and Abbreviations

ABBREVIATIONS

μgm^{-3} Micrograms per cubic metre	A measure of concentration in terms of mass per unit volume. A concentration of $1\mu\text{g}/\text{m}^3$ means that one cubic metre of air contains one microgram (millionth of a gram) of pollutant.
μm	Micrometres
AADT	Annual Average Daytime Traffic Flows
AAWT	Annual Average Weekly Traffic Flows
ADF	Average Daylight Factor
ADMS	Atmospheric Dispersion Modelling System
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
APA	Archaeological Priority Area
APSH	Annual Probable Sunlight Hours
AQ	Air Quality
AQFA	Air Quality Focus Area
AQMA	Air Quality Management Area
AQG	Air Quality Guideline
ASHP	Air Source Heat Pump
ASR	Annual Status Report
AVRs	Accurate Visual Representations
BEB	Building Emissions Benchmark
BGL	Below Ground Level
BMS	Building Management Systems
BNG	Biodiversity Net Gain
BPM	Best Practicable Means
BRE	Building Research Establishment
BREEAM	British Research Establishment Environmental Assessment Method
BS	British Standard
BSC	Biological Safety Cabinet
BSI	British Standard Institute
CA	Conservation Area
C&D	Construction and Demolition
CDA	Critical Drainage Area
CEMP	Construction Environmental Management Plan
CFD	Computational Fluid Dynamics
CIL	Community Infrastructure Levy
CLOCS	Construction Logistics and Cycle Safety

CLP	Construction Logistics Plan
CMS	Construction Method Statements
CO	Carbon monoxide
CO ₂	Carbon dioxide
CoCP	Code of Construction Practice
CoP	Code of Practice
CoPA	Control of Pollution Act
COPERT	Computer Programme to calculate Emissions from Road Transport
COSHH	Control of Substances Hazardous to Health
CSA	Childcare Sufficiency Assessment
DAS	Design and Access Statement
dB	Decibel
DBA	Desk Based Assessment
DEFRA	Department of Environment, Food and Rural Affairs
DfE	Department for Education
DfT	Department for Transport
DMP	Dust Management Plan
DMS	Delivery Management System
DRA	Dust Risk Assessment
DRP	Design Review Panel
DSO	Daylight, Sunlight and Overshadowing
DSP	Delivery Servicing Plan
EA	Environment Agency
EfW	Energy from Waste
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
EPA	Environmental Protection Act
EPUK	Environmental Protection UK
EPIC	Environmental Policy Implementation Guidance
ES	Environmental Statement
ESR	Existing Sensitive Receptors
Ev	Vertical Illuminance In Lux
FRA	Flood Risk Assessment
FTE	Full Time Equivalent
FTP	Framework Travel Plan
GEA	Gross External Area
GHG	Greenhouse Gas

Ashley Park, Annex 3: Glossary of Terms and Abbreviations

GIA	Gross Internal Area
GLA	Greater London Authority
GLHER	Greater London Historic Environment Record
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GP	General Practitioner
GPR	Ground Penetrating Radar
Ha	Hectare
HE	Historic England
HCA	Homes and Communities Agency
HDV	Heavy Duty Vehicle
HGV	Heavy Goods Vehicle
HSE	Health and Safety Executive
HUDU	Healthy Urban Development Unit
HVAC	Heating, ventilation and air-conditioning
IAQM	Institute of Air Quality Management
IDP	Infrastructure Delivery Plan
ILP	Institute of Lighting Professionals
IMD	Index of Multiple Deprivation
IPCC	Integrated Pollution Prevention and Control
ISEP	Institute of Sustainability and Environmental Professionals
Kg	Kilograms
km	Kilometres
kWh	Kilowatt hour
l/s	Litres per second
LAPPC	Local Authority Pollution Prevention & Control
LAQM	Local Air Quality Management
LAQM.TG	Local Air Quality Management Technical Guidance
LBH	London Borough of Haringey
LCDS	London Cycle Design Standards
LESD	London Employment Sites Database
LGV	Large Goods Vehicle
LLFA	Lead Local Flood Authority
LSOAs	Lower Super Output Areas
LMA	London Metropolitan Archive
LN2	Liquid Nitrogen
LPA	Local Planning Authority
LVMF	London View Management Framework

LWA	The mean A-weighted sound power level
m	Metre
m ²	Square metre
m ³	Cubic metre
M AOD	Metres Above Ordnance Datum
mm/s	Millimetres per second
m/s	Meters per Second
MEP Systems	Mechanical, electrical and public health systems
MHCLG	Ministry of Housing, Communities and Local Government
NAO	National Audit Office
NAQO	National Air Quality Objectives
N/A	Not applicable
NEET	Not in Education Employment or Training
NHS	National Health Service
NIA	Net Internal Area
NIP	National Infrastructure Planning
NO	Nitrogen monoxide, a.k.a. nitric oxide
NO ₂	Nitrogen Dioxide
NO _x	Nitrogen Oxides
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NRMM	Non-Road Mobile Machinery
NSL	No-Sky Line
NTS	Non-Technical Summary
O ₃	Ozone
OD	Ordnance Datum
ONS	Office of National Statistics
OS	Ordnance Survey
OWNS	Operational Waste Management Strategy
PAN	Public Admission Numbers
PCN	Primary Care Networks
PEA	Preliminary Ecological Appraisal
PFRA	Preliminary Flood Risk Assessment
PM ^{2.5} /PM ¹⁰	Particulate Material of a particular size fraction
ppb parts per billion	The concentration of a pollutant in the air in terms of volume ratio. A concentration of 1 ppb means that for every billion (10 ⁹) units of air, there is one unit of pollutant present.
PPG	Planning Practice Guidance
PPG	Pollution Prevention Guidelines

Ashley Park, Annex 3: Glossary of Terms and Abbreviations

ppm parts per million	The concentration of a pollutant in the air in terms of volume ratio. A concentration of 1 ppm means that for every billion (10 ⁶) units of air, there is one unit of pollutant present.
PPV	Peak Particle Velocity
PRA	Preliminary Risk Assessment
ProPG	Professional Practice Guidance on Planning & Noise
PSR	Proposed Sensitive Receptor
PTAL	Public Transport Accessibility Level
PV	Photovoltaic
RANS approach	Reynolds Averaged Navier-Stokes approach
R&D	Research and Development
RDF	Refuse Derived Fuel
SAC	Special Area of Conservation
SFRA	Strategic Flood Risk Assessment
SINC	Site of Importance for Nature Conservation
SNT	Safer Neighbourhood Team
SoS	Secretary of State
SO ₂	Sulphur Dioxide
SPD	Supplementary Planning Documents
SPG	Supplementary Planning Guidance
SPZ	(Groundwater) Source Protection Zone
SRF	Solid Recovered Fuel
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage Systems
SWMP	Site Waste Management Plan
SW Drainage	Surface Water Drainage
t	Tonnes
TEB	Transport Emissions Benchmark
TfL	Transport for London
TVIA	Townscape and Visual Impact Assessment
TW	Thames Water
UGF	Urban Greening Factor
UK	United Kingdom
UKCP	United Kingdom Climate Projections
ULEZ	Ultra Low Emission Zone
UPS	Uninterruptable Power Supply
VDV	Vibration Dose Values
VSC	Vertical Sky Component

WHO	World Health Organization
WHS	World Heritage Site
WMP	Waste Management Plan