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The Aylesham Centre, Peckham

Environmental Impact Assessment

Environmental Statement Volume 3: Technical Appendices

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Aylesham Centre

Environmental Impact Assessment

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: Demolition 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: Demolition 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 1: Chapter 8: Air Quality ES Volume 3: Appendix: Air Quality
	...soil and subsoil pollution,	ES Volume 1: Chapter 13: Ground Conditions and Land Contamination ES Volume 3: Appendix: EIA Methodology Appendix: Ground Conditions and Land Contamination
	...noise, vibration, ...	ES Volume 1: Chapter 9: Noise and Vibration ES Volume 3: Appendix: Noise and Vibration
	...light, ...	ES Volume 1: Chapter 10: Daylight, Sunlight and Overshadowing ES Volume 3: Appendix: EIA Methodology Appendix: Daylight, Sunlight and Overshadowing
	...heat, radiation and ...	ES Volume 1: Chapter 10: Daylight, Sunlight and Overshadowing 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: Demolition 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	ES Volume 1: 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
	selecting the chosen option, including a comparison of the environmental effects.	
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 Technical Chapters 6 to 14 ES Volume 2: Heritage, Townscape and Visual Impact Assessment
	...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 14 ES Volume 2: Heritage, Townscape and Visual Impact Assessment
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 Chapter 7: Traffic and Transport Chapter 8: Air Quality Chapter 9: Noise and Vibration Chapter 13: Ground Conditions and Land Contamination ES Volume 3: Appendix: EIA Methodology Appendix: Air Quality Appendix: Noise and Vibration Appendix: Ground Conditions and Land Contamination
	...biodiversity (for example fauna and flora), ...	ES Volume 1: Chapter 4: 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 1: Chapter 13: Ground Conditions and Land Contamination ES Volume 3: Appendix: Ground Conditions and Land Contamination
	...water (for example hydromorphological changes, quantity and quality), ...	ES Volume 1: Chapter 4: The Proposed Development Chapter 13: Ground Conditions and Land Contamination ES Volume 3: Appendix EIA Methodology Appendix: Ground Conditions and Land Contamination
	...air, ...	ES Volume 1: Chapter 8: Air Quality ES Volume 3: Appendix: EIA Methodology Appendix: Air Quality
	...climate (for example greenhouse gas emissions, impacts relevant to adaptation), ...	ES Volume 1: Chapter 4: The Proposed Development Chapter 8: Air Quality

	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 14: Climate Change and Greenhouse Gases ES Volume 3: Appendix: Air Quality Appendix: Climate Change and Greenhouse Gases
	...material assets, cultural heritage, including architectural and archaeological aspects, and landscape...	ES Volume 1: Chapter 2: EIA Methodology Chapter 12: Archaeology ES Volume 2: Heritage, Townscape and Visual Impact Assessment ES Volume 3: Appendix: EIA Methodology Appendix: Archaeology
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: Demolition and Construction Technical Chapters 6 to 14 Chapter 16: Likely Significant Effects ES Volume 2: Heritage, Townscape and Visual Impact Assessment
(b)	the use of natural resources, in particular land, soil, ...	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Demolition and Construction Chapter 13: Ground Conditions and Land Contamination ES Volume 3: Appendix: EIA Methodology Appendix: Ground Conditions and Land Contamination
	...water and ...	ES Volume 1: Chapter 4: The Proposed Development Chapter 13: Ground Conditions and Land Contamination ES Volume 3: Appendix: EIA Methodology Appendix: Ground Conditions and Land Contamination
	...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: Demolition and Construction Technical Chapters 6 to 14
(c)	the emission of pollutants, ...	ES Volume 1: Chapter 8: Air Quality Chapter 14: Climate Change and Greenhouse Gases ES Volume 3: Appendix: Air Quality Appendix: Climate Change and Greenhouse Gases
	...noise, vibration, ...	ES Volume 1: Chapter 9: Noise and Vibration

	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 Volume 3: Appendix: Noise and Vibration
	...light, ...	ES Volume 1: Chapter 10: Daylight, Sunlight and Overshadowing ES Volume 3: Appendix: Daylight, Sunlight and Overshadowing
	...heat and radiation, ...	ES Volume 1: Chapter 10: Daylight, Sunlight and Overshadowing ES Volume 3: Appendix: EIA Methodology
	...the creation of nuisances, ...	ES Volume 1: Chapter 8: Air Quality Chapter 9: Noise and Vibration Chapter 11: Wind Microclimate ES Volume 3: Appendix: Air Quality Appendix: Noise and Vibration Appendix: Wind Microclimate
	...and the disposal and recovery of waste;	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Demolition 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 Chapter 6: Socio-Economics Chapter 7: Traffic and Transport Chapter 8: Air Quality Chapter 9: Noise and Vibration Chapter 11: Wind Microclimate Chapter 12: Archaeology Chapter 13: Ground Conditions and Land Contamination ES Volume 2: Heritage, Townscape and Visual Impact Assessment ES Volume 3: Appendix: EIA Methodology Appendix: Air Quality Appendix: Noise and Vibration Appendix: Wind Microclimate Appendix: Archaeology Appendix: Ground Conditions and Land Contamination
(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 14 Chapter 15: Effect Interactions Chapter 16: Likely Significant Effects ES Volume 2: Heritage, Townscape and Visual Impact Assessment
(f)	the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions)	ES Volume 1: Chapter 4: The Proposed Development

	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
	and the vulnerability of the project to climate change; and	Chapter 14: Climate Change and Greenhouse Gases ES Volume 3: Appendix: Climate Change and Greenhouse Gases
(g)	the technologies and the substances used.	ES Volume 1: Chapter 4: The Proposed Development Chapter 5: Demolition and Construction Technical Chapters 6 to 14
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 14 ES Volume 2: Heritage, Townscape and Visual Impact Assessment
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: Demolition and Construction Technical Chapters 6 to 14 Chapter 17: 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 2: Heritage, Townscape and Visual Impact Assessment ES Volume 3: Technical Appendices

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Aylesham Centre: 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 500 EIAs within the commercial, retail, residential, leisure, cultural, infrastructure and industrial sectors. They have particular expertise in London based development projects.
Socio-Economics	Quod	The socio-economic assessment has been prepared by Quod. Quod is Institute of Environmental Management and Assessment (IEMA) accredited having been awarded the EIA Quality Mark in March 2017. Several of Quod's Socio-Economic and EIA team are also individual IEMA-accredited members.
Traffic and Transport	Arup	Arup is an international multidisciplinary built environment consultancy. Arup's London transport consulting team supports urban regeneration and property development project in London, across the UK and around the world. Arup's transport team has extensive experience in assessing transport related environmental impacts arising from large scale, high profile urban regeneration development projects. Arup's London based transport team has undertaken EIA's for a large number of developments, from nationally significant infrastructure projects such as airports and high speed railways through to large urban regeneration masterplans across London and the UK. Arup's lead assessor for this project has 20 years' experience as a transport and development consultant including over 10 years' experience leading the assessment of transport impact in EIAs on projects in London.
Air Quality	Air Quality Consultants (AQC) Ltd	Air Quality Consultants provides expert advice and support to developers, industry, local authorities and policy makers. The Company has played a leading role in developing the air quality monitoring, modelling and assessment regime both in the UK and overseas. The Company frequently provides expert evidence at Public Inquiries and it has staff who have been involved in UK Government expert groups and European Commission working groups on air quality management and assessment. A large team of highly qualified consultants now provides expert services in the field of ambient air quality and climate change. Competent experts involved in the assessment and preparation of the Air Quality and Greenhouse Gas Emissions chapters have membership of the Institution of Environmental Sciences (MIEnvSc) and Institute of Air Quality Management (MIAQM).
Noise and Vibration	Hann Tucker Associates	Hann Tucker Associates is an independent acoustic consultancy offering expertise in a large number of sectors; from major building development planning and design to sound insulation testing and environmental monitoring. As one of the original names in the field of acoustic consultancy Hann Tucker staff have worked with nearly every major developer, architect, and contractor in the UK and have played a key role in major projects throughout Europe and internationally, showcasing our global reach and consistent performance.

EIA Technical Discipline	Company	Summary of Experience
Daylight, Sunlight and Overshadowing	Point 2 Surveyors Limited	Point 2 is firm of surveyors specialising in Daylight, Sunlight, Overshadowing, Solar Glare and Light Pollution. Point 2 have advised on over 3,200 projects and have worked alongside the majority of the UK's leading developers, institutions, architects and professional teams to advise on the impacts caused by some of the largest and highest profile urban development projects in London and across the UK. Point 2 have vast experience in advising on highly technically and politically challenging projects and have provided ES Chapters predominantly within the commercial, retail and residential sectors.
Wind Microclimate	Windtech Consultants (Europe) Limited	Windtech Consultants provides wind engineering services to architects, façade designers, structural engineers and developers. Since its opening in 1991, the firm has continued to grow considerably with global office locations to provide world-class service and support to our clients in the study of wind and structures. We have particular expertise in London based development projects and pedestrian wind environment wind tunnel and CFD studies. Windtech's London office has formally operated since 2018 and has been the lead wind engineer on over 300 UK projects. Windtech's London office has more than 35 years of combined experience in Wind/CFD/EIA for UK projects.
Archaeology	MOLA	MOLA is one of the largest archaeological and built heritage practices in the UK, with over 40 years' experience of providing independent, expert, and objective heritage guidance, research and fieldwork services. MOLA's specialist Pre-Planning Team is involved in over 150 projects each year, assisting clients with planning applications on sites including complex urban developments, large rural schemes and infrastructure projects, with expertise in producing Archaeological Desk-Based Assessments, Built Heritage Statements, Risk Assessments and Environmental Statements. MOLA is a Registered Organisation with ClifA (the Chartered Institute for Archaeologists); it holds an exemplary Health and Safety record, and supports a sustainable and equitable approach to all its work.
Ground Conditions and Land Contamination	RMA Environmental	RMA is an environmental consultancy specialising in the co-ordination of Environmental Impact Assessments and environmental planning support. RMA also provide specialist technical advice on land contamination, hydrology, Flood Risk Assessment, water quality and water resources. RMA's understanding of the planning process allows us to provide bespoke technical advice on environmental issues on new development projects. RMA has experience in working on a number of projects for various development types including high-rise development in London and residential and commercial development on both greenfield and brownfield sites. RMA's director has over 25 years' experience in EIA projects throughout the UK.
Climate Change and Greenhouse Gases	Air Quality Consultants (AQC) Ltd	Air Quality Consultants provides expert advice and support to developers, industry, local authorities and policy makers. The Company has played a leading role in developing the air quality monitoring, modelling and assessment regime both in the UK and overseas. The Company frequently provides expert evidence at Public Inquiries and it has staff who have been involved in UK Government expert groups and European Commission working groups on air quality management and assessment. A large team of highly qualified consultants now provides expert services in the field of ambient air quality and climate change. Competent experts involved in the assessment and preparation of the Air Quality and Greenhouse Gas Emissions chapters have membership of the Institution of Environmental Sciences (MIEnvSc) and Institute of Air Quality Management (MIAQM).
Heritage, Townscape and Visual Impact	The Townscape Consultancy	The Townscape Consultancy is a townscape and heritage consultancy formed by leading professionals in the field, building on the experience of the Peter Stewart Consultancy, which was acquired in October 2021 after 16 years of steady growth. With the combined expertise and reputation of our team of 15 professional staff, which includes architects, urban designers, heritage specialists, building historians, and planners, The Townscape Consultancy is one of the largest and most experienced consultancies in the field. The Townscape Consultancy have a wealth of experience in dealing with complex projects and EIAs for large scale regeneration and redevelopment projects.

Trium Environmental Consulting LLP is a limited liability partnership registered in England with no. OC415522 whose registered office is 3 Wellbrook Court, Gorton, Cambridgeshire, CB30NA. References to partners mean members of Trium Environmental Consulting LLP.
A list of the names of the members and their professional qualifications is available for inspection at the above office.

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GLOSSARY OF TERMS

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.
AERMOD 8	Atmospheric dispersion integrated modelling system.
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 ($LA_{F_{eq},T}$).
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.
Borehole	A deep hole bored into the ground as part of intrusive geological investigations.
Bunding	A constructed retaining wall around storage 'where potentially polluting substances are handled, processed or stored, for the purposes of containing any unintended escape of material from that area until such time as remedial action can be taken'.
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.
Cast In Situ	The process of pouring liquid material into a mould or form work.
Combined Heat and Power	A low carbon technology which generates electricity whilst also capturing usable heat that is produced in the process.
Completed Development	A development scheme which has been build out.
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 Logistics Plan	A documented travel plan specific for a construction site.
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 $20\mu Pa$.
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-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.
Directive	European Union (EU) Directives impose legal obligations on European Member States. They are binding as to the results to be achieved but, allow individual states the right to decide the form and methods used to achieve the results. An example of this is the EU Air Quality Framework Directive (1996) that is brought into legal effect in the UK by the Air Quality (England) Regulations (2000).
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.

Aylesham Centre Glossary of Terms and Abbreviations

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.
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.
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.
L _A F _{eq,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 _A F _{max,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 Leq noise level but will still affect the noise environment. Unless described otherwise, it is measured using the 'fast' sound level meter response.
L _{A90}	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 Trespass	The spilling of light beyond the boundary of the area to be lit.
Listed Building	A building or structure of special architectural or historic interest which is included in a list made by the Secretary of State.
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 2021.
Made Ground	Soils or other material which has been deposited by man rather than natural processes, for example to make up ground levels.
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.

Aylesham Centre Glossary of Terms and Abbreviations

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’.
Oversailing	Something (part of a project) being above or beyond something else (a lower part).
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).
Party Wall	A wall common to two adjoining buildings or rooms.
Party Wall Act (1996)	A framework for preventing or resolving disputes in relation to party walls, part structures, boundary walls and excavations near neighbouring buildings.
Pathways	The routes by which impacts are transmitted through air, water, soils or plants and organisms to their receptors.
Pedestrian Level Wind Speed	Mean or gust wind speed measured at 1.5 m above ground level.
Pedestrian Environment Review System (PERS)	Pedestrian Environment Review System (PERS) is a walking audit tool developed by TfL for assessing the level of service and quality provided for pedestrians to across a range of pedestrian environments.
Percentile	The percentage of results below a given value.
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.
Porous	A rock or material having minute holes through which liquid or air can pass.

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.
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.
Screening (landscaping)	A natural or man-made feature which separates land uses.
Secure by Design standards	Initiative combining the principles of ‘designing out crime’ with physical security.
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 Environmental Management Plan	A documented management system with environmental procedures to monitor residual impacts of the construction phase of a development.
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).
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.
Surface Water Drainage Strategy	A report into how surface water, usually caused by rain, affects a site and the surrounding area.
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.
Time slicing	A technique to implement multitasking in operating systems.
Topography	The natural and man-made features of an area collectively.
Townscape	The visual appearance of a town or urban area.
Transport Assessment	Prepared and submitted alongside planning applications for developments likely to have significant transport implications.
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, which 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.
Unexploded ordnance	Explosive weapons that did not explode when they were employed and still pose a risk of detonation, sometimes many decades after they were used or discarded.
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 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.
Watching Brief (archaeological)	An archaeological watching brief is 'a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons.'
Wind 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.

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
AD	Anno Domini
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
AQAL	Air Quality Assessment Level
AQAP	Air Quality Action Plan
AQMA	Air Quality Management Area
AQO	Air Quality Objectives
AQPG	Air Quality Planning Guidance
ASHP	Air Source Heat Pumps
ATC	Automatic Traffic Counters
ATMs	Air Traffic Management systems
ATZ	Active Travel Zone
AVRs	Accurate Visual Representations
B	Beaufort
BAP	Biodiversity Action Plan
BC	Before Christ
BEB	Building Emissions Benchmark
bgl	Below Ground Level
BNG	Biodiversity Net Gain
BPM	Best Practicable Means
BRE	Building Research Establishment
BREEAM	British Research Establishment Environmental Assessment Method
BS	British Standard
BSI	British Standard Institute
CA	Conservation Area
CAA	Civil Aviation Authority
CAZ	Clean Air Zone
CCC	Committee on Climate Change
C&D	Construction and Demolition

CDE	Construction, Demolition and Excavation
CEH	Circular Economy Hub
CERS	Cycle Environment Review System
CFA	Continuous Flight Auger: A piling method.
CH_4	Methane
CHP	Combined Heating and Power
CIEEM	Chartered Institute for Ecology and Environmental Management
CIfA	Chartered Institute for Archaeologists
CIL	Community Infrastructure Levy
CLOCS	Construction Logistics and Cycle Safety
CLP	Construction Logistics Plan
CMCs	Controlled Modulus Column
CMS	Construction Method Statement
CO	Carbon monoxide
CO_2	Carbon dioxide
CO_2e	Carbon dioxide equivalent
CoCP	Code of Construction Practice
CoP	Code of Practice
CoPA	Control of Pollution Act
COSHH	Control of Substances Hazardous to Health
CRTN	Calculation of Road Traffic Noise
CSA	Childcare Sufficiency Assessment
DAS	Design and Access Statement
dB	Decibel
DBA	Desk Based Assessment
DCLG	Department for Communities and Local Government
DEFRA	Department of Environment, Food and Rural Affairs
DESNZ	Department for Energy Security and Net Zero
DfE	Department for Education
DfT	Department for Transport
DLHUC	Department for Levelling Up, Housing and Communities
DLR	Docklands Light
DMP	Dust Management Plan
DMRB	Design Manual for Roads and Bridges
DMS	Demolition Method Statement
DPD	Detailed Sites Policies
DRA	Dust Risk Assessment
DRP	Design Review Panel
DSO	Daylight, Sunlight and Overshadowing
DSP	Delivery Servicing Plan
EA	Environment Agency
EC	European Commission

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EFT	Emission Factor Toolkit
EclA	Ecological Impact Assessment
EHO	Environmental Health Officer
EHV	Extra High Voltage Lines
EIA	Environmental Impact Assessment
EPA	Environmental Protection Act
EPUK	Environmental Protection UK
ES	Environmental Statement
Ev	Vertical Illuminance In Lux
EV	Electric Vehicle
FRA	Flood Risk Assessment
FTE	Full Time Equivalent
FTP	Framework Travel Plan
FW Drainage	Foul Water Drainage
GEA	Gross External Area
Geoarch	Geoarchaeological Deposit Model
GHG	Greenhouse Gas
GIA	Gross Internal Area
GLA	Greater London Authority
GLAAS	Greater London Archaeology Advisory Service
GLHER	Greater London Historic Environment Record
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GP	General Practitioner
GWP	Global Warming Potential
Ha	Hectare
HE	Historic England
HFCs	Hydrofluorocarbons
HGV	Heavy Goods Vehicle
HIA	Health Impact Assessment
HSE	Health and Safety Executive
HVAC	Heating, Ventilation and Air Conditioning
IAQM	Institute of Air Quality Management
IDP	Infrastructure Delivery Plan
IEMA	Institute of Environmental Management and Assessment
IOA	Institute of Acoustics
IPCC	Intergovernmental Panel on Climate Change
JAQU	Joint Air Quality Unit
Kg	Kilograms
km	Kilometres
kWh	Kilowatt hour
l/s	Litres per second
LAEI	London Atmospheric Emissions Inventory

LAQM	Local Air Quality Management
LAQM.TG	Local Air Quality Management Technical Guidance
LBS	London Borough of Southwark
LCA	Life Cycle Assessment
LCN	London Cycle Network
LEZ	Low Emission Zone
LGV	Light Goods Vehicle
LLFA	Lead Local Flood Authority
LLSOAs	Lower Layer Super Output Areas
LMA	London Metropolitan Archive
LNR	Local Nature Reserve
LOAEL	Lowest Observed Adverse Effect Level
LPA	Local Planning Authority
LVMF	London View Management Framework
LWA	The mean A-weighted sound power level
LZC	Low and Zero Carbon
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
MEWP	Mechanical Elevated Work Platforms
MTS	Mayor's Transport Strategy
MVHR	Mechanical Ventilation and Heat Recovery
NAQO	National Air Quality Objectives
N/A	Not applicable
NF ₃	Nitrogen Trifluoride
NGET	National Grid Electrical Transmission
NHS	National Health Service
NIA	Net Internal Area
NIP	National Infrastructure Planning
NMR	National Monuments Record
NMU	Non-Motorised User
NNR	National Nature Reserve
N ₂ O	Nitrous Oxide
NO	Nitrogen monoxide, a.k.a. nitric oxide
NO ₂	Nitrogen Dioxide
NOx	Nitrogen Oxides
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NPSE	Noise Policy Statement for England

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NRMM	Non-Road Mobile Machinery
NSL	No-Sky Line
NTS	Non-Technical Summary
NVZ	Nitrate Venerable Zone
O ₃	Ozone
OD	Ordnance Datum
ONS	Office of National Statistics
OS	Ordnance Survey
OWMP	Operational Waste Management Plan
PAN	Public Admission Numbers
PEA	Preliminary Ecological Appraisal
PERS	Pedestrian Environment Review System
PFCs	Perfluorocarbons
PFRA	Preliminary Flood Risk Assessment
PICs	Personal Injury Collisions
PM ^{2.5} /PM ¹⁰	Particulate Material of a particular size fraction
PMS	Piling Method Statement
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.
PPE	Personal Protective Equipment
PPG	Planning Practice Guidance
PPG	Pollution Prevention Guidelines
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
PTAL	Public Transport Accessibility Level
PV	Photovoltaic
RFRA	Regional Flood Risk Assessment
RICS	Royal Institution of Chartered Surveyors
SAC	Special Areas of Conservation
SCI	Statement of Community Involvement
SEMP	Site Environmental Management Plan
SF ₆	Sulphur Hexafluoride
SFRA	Strategic Flood Risk Assessment
SIL	Strategic Industrial Location
SINC	Site of Importance for Nature Conservation
SoS	Secretary of State
SO ₂	Sulphur Dioxide
SPA	Special Protection Area
SPD	Supplementary Planning Documents

SOAEL	Significant Observed Adverse Effect Level
SPG	Supplementary Planning Guidance
SPZ	(Groundwater) Source Protection Zone
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage Systems
SW Drainage	Surface Water Drainage
SWMP	Site Waste Management Plan
TA	Transport Assessment
TEB	Transport Emissions Benchmark
TfL	Transport for London
TLRN	Transport for London Road Network
TOC	Take Off and Climb Surface
TTE	Total Transport Emissions
UGF	Urban Greening Factor
UK	United Kingdom
UKAS	United Kingdom Accreditation Service
UKCP	United Kingdom Climate Projections
ULEZ	Ultra Low Emission Zone
USA	Updating and Screening Assessment
VDV	Vibration Dose Values
VOC/SVOCs	Volatile Organic Compounds
VSC	Vertical Sky Component
WHO	World Health Organization
WHS	World Heritage Site
WLC	Whole Life Carbon
WLCA	Whole Life Carbon Assessment