

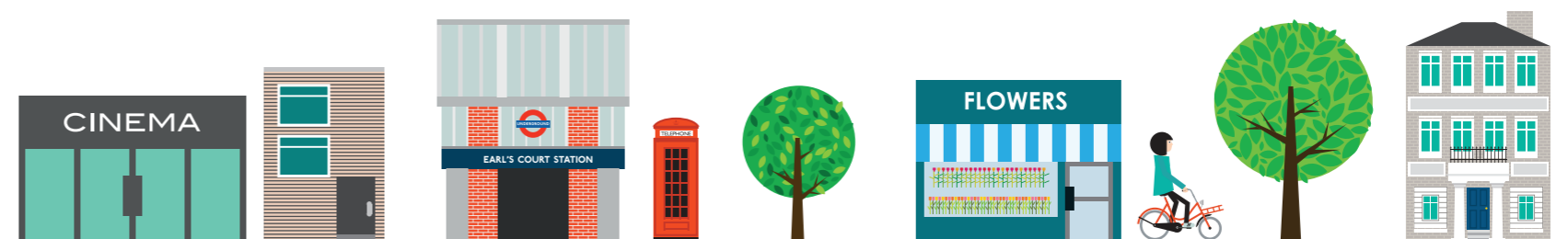
Earls Court Project

Royal Borough of Kensington & Chelsea
Application 1

Chapter 18 Glossary and Abbreviations

Prepared for EC Properties Ltd
by URS

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18 Glossary and Abbreviations: Planning Application 1 - RBKC

Abbreviation	Definition
AADT	Annual Average Daily Traffic (flow).
ACM	Asbestos Containing Materials. Any materials containing the natural fibrous minerals amosite, crocidolite, chrysotile, actinolite, tremolite, or anthophyllite, where chrysotile is the most commonly used form. Its excellent heat resistant properties mean that it can be found in everything from roofing to insulation. Exposure to asbestos can cause adverse health effects including cancer. It has been banned from use in the UK since 1999.
AD	Anno Domini. Period of time following BC.
ADF	Average Daylight Factor. The quality and distribution of light within a room served by a window, taking into account the Vertical Sky Component value, the size and number of windows and room and the use to which the room is put.
Aggregate Plant	Plant producing coarse rock material for construction.
Alluvium	Soil deposited by river processes.
AM	Amplitude Modulated. A form of modulation in which the amplitude of a carrier wave is varied in direct proportion to that of a modulating signal. (Contrast this with frequency modulation, in which the frequency of the carrier is varied while its amplitude remains constant.) AM is commonly used at radio frequencies and was the first method used to broadcast commercial radio.
Ambient	Background levels.
Amenity	An element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.
AOD	Above Ordnance Datum. The distance above the mean tides at Newlyn, Cornwall.
AONB	Area of Outstanding Natural Beauty.
Applicant	Earls Court Properties Limited.
APSH	Annual Probable Sunlight Hours.
AQAP	Air Quality Action Plan. A Local Authority produced plan to tackle air quality issues within designated Air Quality Management Areas (AQMA).
AQEG	Air Quality Expert Group. The Air Quality Expert Group (AQEG) is an advisory group that provides independent scientific advice on air quality, in particular the air pollutants contained in the Air Quality Strategy (AQS) for England, Scotland, Wales and Northern Ireland and those covered by the EU Directive on ambient air quality assessment and management (the Air Quality Framework Directive). AQEG reports to the Secretary of State for Environment, Food and Rural Affairs, Scottish Ministers, the National Assembly for Wales and the Department of the Environment in Northern Ireland (the Government and Devolved Administrations).
AQMA	Air Quality Management Area. Designated under the Local Air Quality Management regime for areas currently, or forecast, to exceed National Air Quality Strategy objectives.
Aquifer	A below ground, water-bearing layer of soil or rock.
Archaeological watching brief	Attendance on site of a suitable qualified or experienced archaeologist during the course of ground excavations, usually working to a brief agreed with the local planning authority.
Asbestos	Toxic material historically used as insulation.
ATC	Automatic Traffic Count.

Abbreviation	Definition
A-weighted sound pressure level	A logarithmic measure of sound pressure which takes into account the human auditory system's response to the size of changes in sound pressure and differential sensitivity to sounds of different pitches (or frequencies).
Aviation ceiling	Minimum height planes are permitted to fly.
BAP	Biodiversity Action Plan. A plan highlighting a species of concern within a specific geographical area.
Baseline	Existing environmental conditions present on, or near a site, against which future changes may be measured or predicted.
BC	Before Christ. Measure of time.
Bgl	Below ground level.
BGS	British Geological Society.
B	Beaufort Land Scale. A measure of wind force.
Benchmark	A standard by which something can be measured or judged.
Benzene	Colourless liquid hydrocarbon.
BGS	British Geological Survey.
Biodiversity	The diversity or variety of plants and animals and other living things in a particular area or region. It encompasses landscape diversity, ecosystem diversity, species diversity and genetic diversity.
Biofuel	Solid, liquid or gaseous fuel obtained from relatively recently lifeless or living biological material and is different from fossil fuels.
Blue Line Plan	Site plan showing the ownership area.
BoCC	Birds of Conservation Concern.
BOD	Biological Oxygen Demand.
Borehole (BH#)	A deep hole bored into the ground as part of an intrusive investigation.
BPEO	Best Practicable Environmental Option.
Breakers	Pneumatic hammer for breaking through concrete.
BRE	Building Research Establishment.
BREEAM	Building Research Establishment Environmental Assessment Method for rating the environmental performance of an office building.
Bronze Age	A period of time representing a metal working period from approximately 3300 to 1200 BC.
Brownfield site	Sites that comprise previously developed land.
Brown roof	A roof with a covering of a layer of locally sourced material.
Bronze Age	Prehistoric time period from 2,000 to 700 BC.
BRMC	Biodiversity Recording and Monitoring Centre.
BS	British Standard.
BSF	Building Schools for the Future.
BSI	British Standard Institute.
BT	British Telecom.

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Abbreviation	Definition
BTO	British Trust for Ornithology.
CAA	Civil Aviation Authority.
CABE	Commission for Architecture in the Built Environment.
Case Law	Principles and rules of law set forth in judicial opinions from courts of law. Case law incorporates courts' decisions from individual cases and encompasses courts' interpretations of statutes, constitutional provisions, administrative regulations and, in some cases, law originating solely from the courts.
CAZ	Central Activities Zone.
CBC	Common Bird Census.
CBRE	CB Richard Ellis. Financial Appraisal - Commercial Agents.
C.E.	Church of England.
CCHP	Combined Cooling and Heating Plant.
CCIR/ITU	International Radio Consultative Committee/International Telecommunication Union.
CCTV	Closed Circuit Television.
CEMP	Construction Environmental Management Plan.
CFA	Continuous Flight Auger – piling method.
CH ₄	Methane.
CHP	Combined Heat and Power. The simultaneous generation of both heat and electricity. CHP allows a more total use of energy than conventional generation, potentially reaching an efficiency of 70-90%, compared with approximately 50% for conventional plants. This means that less fuel needs to be consumed to produce the same amount of energy.
CIRIA	Construction Industry Research and Information Association.
Cladding	Protective coating or 'shell' of outer most part of a building.
CL:AIRE	Contaminated Land: Applications in Real Environments.
Class A1 units	Shops.
Class A2 units	Financial and Professional services.
Class A3 units	Restaurants and cafes.
Class A4 units	Drinking establishments.
Class A5 units	Hot food takeaways.
Class B1 units	Business.
Class C1 units	Hotels.
Class C2 units	Residential institutions.
Class C3 units	Dwelling houses, family houses.
Class D1 units	Non-residential institutions.
Class D2 units	Assembly and leisure.
CLEA	Contaminated Land Exposure Assessment.

Abbreviation	Definition
CLR	Contaminated Land Research.
CAA	Civil Aviation Authority. UK's specialist aviation regulator.
CIRIA	Construction industry research and information association.
Cityscape 3D	Verified imagery.
CO	Carbon Monoxide. CO is a colourless, odourless gas generated as a result of the incomplete combustion of fossil fuels. Main sources of CO include the automobile, industrial processes and fuel combustion. CO is a toxic gas, which reduced oxygen transport in the blood of animals. The health threat exposure to CO is most serious for those who suffer from cardiovascular disease, although healthy individuals are also affected, but only at higher levels of exposure. Exposure to elevated CO levels is associated with visual impairment, reduced work capacity, reduced manual dexterity, poor learning ability, and difficulty in performing complex tasks.
CO ₂	Carbon Dioxide. A naturally occurring gas comprising 0.04 per cent of the atmosphere. The burning of fossil fuels releases carbon dioxide fixed by plants many millions of years ago, and this has increased its concentration in the atmosphere by some 12 per cent over the past century. It contributes about 60 per cent of the potential global warming effect of manmade emissions of greenhouse gases.
COMAH	Control of Major Accident Hazards.
Commercial (activity)	Activities involved in buying and selling things, such as office workplaces. Commercial sites are not usually open to the public.
Conservation	The preservation or enhancement of a species or building/structure.
Conservation Area	An area designated under Planning (Listed Buildings and Conservation Areas) Act 1990 as being of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.
Construction and Demolition Waste	Waste arising from the construction, repair, maintenance and demolition of buildings and structures, including roads. It consists mostly of brick, concrete, hard core, subsoil and topsoil, but it can contain quantities of timber, metal, plastics and occasionally special (hazardous) waste materials.
Contamination	Contamination is the addition, or the result of addition, or presence of a material or materials to, or in, another substance to such a degree as to render it unfit for its intended purpose.
Controlled Waters	They comprise of all rivers, canals, lakes, ground waters, estuaries and coastal waters to three nautical miles from the shore.
COPA	Control of Pollution Act, 1974.
CPZ	Controlled Parking Zone.
CSH	Code for Sustainable Homes.
CSM	Conceptual Site Model.
CSO	Combined Sewer Overflows.
Cranage	Cranes used for construction.
CroW	The Countryside and Rights of Way Act, 2000.
CRTN	Calculation of Road Traffic Noise.

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Abbreviation	Definition
Crushers	Deconstruction plant used to reduce the volume of demolition waste.
CSE	Confined Space Entry.
Cumulative Impacts	Impacts that result from incremental changes caused by other past, present or reasonably foreseeable actions.
Cut-off ditches	Trench, which acts to collect run-off or groundwater flow.
Curtilage	The area immediately surrounding a building.
Cycle Route	A signed route for cyclists, varying from purpose-built cycleway to a simple advisory route through lightly trafficked parts of the ordinary road network.
DATS	Depot Access Tracks.
dB	Decibel. The ratio of sound pressures, which we can hear, is a ratio of 106 (one million: one). For convenience, therefore, a logarithmic measurement scale is used. The resulting parameter is called the 'sound pressure level' (Lp) and the associated measurement unit is the decibel (dB). As the decibel is a logarithmic ratio, the laws of logarithmic addition and subtraction apply.
dBA	The unit of noise measurement (measured on a logarithmic scale), which expresses the loudness in terms of decibel (dB) scale and the frequency factor (A).
DCMS	Demolition and Construction Method Statement.
DCSF	Department for Children, Schools and Families.
DCLG	Department for Communities and Local Government.
DCMS	Deconstruction and Construction Method Statement. A statement of the planned deconstruction and construction activities, including the proposed mitigation measures to minimise, or remove, potential environmental impacts.
DDA	Disability Discrimination Act.
Decommissioning	A process where the site is made safe by removing identified hazards.
DEFRA	Department of Environment, Food and the Rural Economy.
Demolition	Tearing-down of buildings and other structures.
DEMP	Demolition Environmental Management Plan.
Desk (-top) Study	A non-intrusive study and review of all available information pertaining to a site including historical records collated and monitored data and consultation with relevant stakeholders.
Design Code	A document that sets rules for the design of a new development.
DETR	Department for the Environment, Transport and Regions.
Development Parameter Plan	Plan showing the extent of the area to be developed.
Development Specification	Document with detailed, exact statement of particulars, especially a statement prescribing materials, dimensions, and quality of work for a development.
Dewatering	The removal of water from the soil to enable work to be carried out below the groundwater level.
DF	Daylight Factor.

Abbreviation	Definition
DfL	Design for London. A regional design resource for London. Part of the London Development Agency (LDA) and work on behalf of the Mayor of London. Their role is to help the LDA ensure a design led approach to delivering improvements to infrastructure and the built environment in London.
Directive	European Commission (EC) Directives impose legal obligations on European Member States. They are binding as to the results to be achieved, but allow individual states the right to decide the form and methods used to achieve the results. An example of this is the EC Air Quality Framework Directive 96/62 that is brought into legal effect in the UK by the Air Quality (England) Regulations (2000).
Displacement	The extent to which the benefits of a project are offset by reductions of output or employment elsewhere.
District heating facility	A system for distributing heat generated in a centralized location for residential and commercial heating requirements.
DL	District Line.
DMRB	Design Manual for Roads and Bridges.
Dp9	Planning Consultants and Retail Impact Assessments.
DPP	Detailed Planning Permission.
DO	Dissolved Oxygen.
DoE	Department of the Environment.
DoS	Degree of Saturation.
DoT	Department of Transport.
DTT	Digital Terrestrial Television.
DTLR	Department of Transport, Local Government and the Regions.
Dust	Fine particles of solid materials ranging in size from 1 to 75 micron diameter (see British Standard 3405) capable of being re-suspended in air and settling only slowly under the influence of gravity where it may cause nuisance.
DWS	Drinking Water Standard.
E	East.
EA	Environment Agency.
Early Mesolithic	A period in the development of human technology in between the Palaeolithic or Old Stone Age and the Neolithic or New Stone Age. From approximately 11,500 BC to 5000 BC.
EC	European community.
EC1	Earls Court Exhibition Centre One.
EC2	Earls Court Exhibition Centre Two.
Ecology	The study of living organisms in relation to their surroundings.
ECIA	Engineering Council Industry Association.
ECWKOA	Earls Court & West Kensington Opportunity Area.
Effluent	A fluid discharged or emitted to the external environment.
EH	English Heritage.

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Abbreviation	Definition
EIA	Environmental Impact Assessment. A technique for ensuring that the likely effects of new development on the environment are fully understood and taken into account before the development is allowed to go ahead. It provides a focus for public scrutiny of the project and enables the importance of the predicted effects, and the scope for modifying or mitigating them, to be properly evaluated by the decision-making authority.
Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
EMP	Environnemental Management Plan. A documented management system with environmental procedures to monitor residual impacts of the construction and operational phases of the development.
Employment uses	Any undertaking or use of land that provides paid employment.
Employment Density	Average floor space per person in a given building.
EMS	Environnemental Management Strategy.
EN	English Nature.
Energy centre	Area used for energy generation.
Environmental Impact	The total effect of any operation on the surrounding environment.
EPA	Environmental Protection Act 1990.
EPAQS	Expert Panel on Air Quality Standards.
Ephemeral organisms	Short-lived organisms.
EPH	Extractable Petroleum Hydrocarbons.
EPS	European Protected Species.
EQS	Environmental Quality Standards.
ERP	Emergency Response Plans.
ES	Environmental Statement. The outcome of the Environmental Assessment presented in a formal document or documents in accordance with EC Directive 85/337. Includes such information that is reasonably required to assess the environmental effects of a development.
EU	European Union.
Fauna	Animal life.
FEH	Flood Estimation Handbook.
Field strength	Unit of measurement of all types of radio signals.
Fit-out	Finishing the interior of the building.
Flora	The plant life of a particular geographical area.
Floodplain	Land adjacent to a watercourse over which water flows, or would flow but for defences in place, in times of flood.
Flood Zone	An area at risk from flooding.

Abbreviation	Definition
FM	Frequency Modulation. (FM) is a form of modulation, which represents information as variations in the instantaneous frequency of a carrier wave (Contrast this with amplitude modulation, in which the amplitude of the carrier is varied while its frequency remains constant). FM is commonly used at VHF radio frequencies for high-fidelity broadcasts of music and speech.
Footprint	Perimeter of building's ground floor plan.
Forage	Plant material (mainly plant leaves and stems) eaten by grazing livestock.
FRA	Flood Risk Assessment.
Frequency (Sound)	The rate of repetition of a sound wave. The subjective equivalent in music is pitch. The unit of frequency is the Hertz (Hz), which is identical to cycles per second. A thousand hertz is often denoted kHz, e.g. 2 kHz: 2000 Hz. Human hearing ranges approximately from 20 Hz to 20 kHz. For design purposes, the octave bands between 63 Hz to 8 kHz are generally used. The most commonly used frequency bands are octave bands, in which the mid frequency of each band is twice that of the band below it. For more detailed analysis, each octave band may be split into three one-third octave bands or in some cases, narrow frequency bands.
Freehold	Ownership of real property, being the land and all immovable structures attached to such land.
FRA	Flood Risk Assessment.
ft ²	Square feet.
FTE	Full Time Equivalent.
Fugitive dust emissions	Dust emissions escaping from a construction site.
GAC	Generic Assessment Criteria.
GARDIT	General Aquifer Research Department and Investigation Team.
GDP	Gross Domestic Product. A measure of the national economic performance.
GEA	Gross External Area. A measure of office space. The aggregate superficial area of a building taking each floor into account. As described in the RICS/ISVA Code of Measuring Practice (UK), this includes: external walls and projections, internal walls and partitions, columns, piers, chimney-breasts, stairwells, lift wells, tank and plant rooms, fuel stores; whether or not above main roof level and open-sided covered areas and enclosed car-parking areas, terraces etc.
Geoenvironmental	Study of the engineering and environmental properties of the ground.
Geotextile	An engineering membrane installed to affect soil properties.
Ghosting	The effect seen on a TV when receiving a direct and indirect signal from any external mechanism along the propagation path (see 'Reflection effects').
GHz	Gigahertz.
GIA	Gross Internal Area. The total area of buildings measured to the internal face of the perimeter walls at each floor level.
Gordon Ingram Associates	Daylight, Sunlight & Overshadowing, Light Pollution & Solar Glare. Party Wall Surveyors.
GiGL	Greenspace Information for Greater London.

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Abbreviation	Definition
GIS	Geographical Information Systems.
Glare	The uncomfortable brightness of a light source or illuminated area when viewed against a dark background.
GLA	Greater London Authority.
GLHER	Greater London Historic Environment Record.
GLSMR	Greater London Sites and Monuments Record.
GOL	Government Office for London.
GOMMMS	Guidance on the Methodology for Multi-Modal Studies.
GP	General Practitioners.
GPLC	Guiding Principles for Land Contamination.
Grade I Listed Building	A listed building of exceptional interest.
Grade II Listed Building	Buildings of special architectural or historic interest.
Grade II* Listed Building	Particularly significant buildings of more than local interest.
Greater London Council	The top-tier local government administrative body for Greater London from 1965 to 1986.
Green roofs	A roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane.
Grey water	Non-industrial wastewater generated from domestic processes.
Ground Reduction	Reducing the level of the ground.
Groundwater	Water associated with soil or rocks below the ground surface but is usually taken to mean water in the saturated zone.
Groundwater Source Protection Zone	A defined area within which groundwater is extracted for potable water supply. The area is defined by the Environment Agency on the basis of the length of time taken for groundwater to migrate from the potable source.
Gross	The sum total without reduction.
GDP	Gross Domestic Product. A measure of the total national economic activity.
Government Office for London	GOL represents central government across the capital, delivering policies and programmes for twelve central government departments and making London's case in Whitehall.
GSV	Gas Screening Value.
ha	Hectare.
Habitat	The living place of an organism characterised by its physical or biotic properties.
HAP	Habitat Action Plan.
H&SP	Health and Safety Plans.
Hazardous	A substance that is potentially damaging to the environment and harmful to humans and other living organisms.
Heat Transfer System	A system, which allows the movement of heat from one body to another (gas, liquid, solid, or combinations thereof) by means of radiation, convection, or conduction.

Abbreviation	Definition
HED	Hyland Edgar Driver. Landscape Architects.
Heritage Structures	Buildings of historic significance.
Hoarding	A temporary board fence set up on the perimeter of a building site.
Holocene	A geological epoch ranging from 11,700 years ago to present.
HGV	Heavy Goods Vehicles.
Hydrocarbon	An organic compound consisting entirely of hydrogen and carbon.
Hydrogeology	The study of geological factors relating to the Earth's water.
Hydraulic continuity	Hydraulic continuity exists where groundwater can flow unimpeded between different locations (e.g. "the aquifer was in hydraulic continuity with the river", or "the sandstone was in hydraulic continuity with the overlying gravel"). Used in this context to refer to groundwater or surface water.
Hydraulic piling	A piling mechanism used for pressing in and pulling out sheet piles with minimised noise and vibration generation.
Hz	Hertz.
ICE	Institute of Civil Engineers.
IEA	Institute of Environmental Management.
IEEM	Institute of Ecology and Environmental Management.
IEMA	Institute of Environmental Management and Assessment.
IFA	Institute of Field Archaeologists.
ILE	Institution of Lighting Engineers.
Industrial legacy	Past industrial landuse.
Inert waste	Wastes that do not undergo any significant physical, chemical or biological transformation.
In-situ	In the natural, original or appropriate position.
IT	Information Technology.
Inter-tidal	Is the area that is exposed to the air at low tide and underwater at high tide.
Intrusive investigation	An in-depth investigation involving further sampling and analysis, such as the gathering of samples from the ground, walls, ceilings for the detection of contamination, asbestos and or archaeological remains.
IoA	Institute of Acoustics.
Iron Age	Period of time from approximately 600 BC to AD 43.
Japanese Knotweed (Fallopia Japonica)	Invasive plant species.
JNCC	Joint Nature Conservation Committee. The UK Government's wildlife adviser, undertaking national and international conservation work on behalf of the three country nature conservation agencies English Nature, Scottish Natural Heritage and the Countryside Council for Wales.
kg	Kilogram.
Km	Kilometres.
kW	Kilowatt.

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Abbreviation	Definition
LA10	The noise level exceeded for 10% of the measurement time.
LA90,T	The A weighted noise level exceeded for 90% of the specified measurement period. (T) In B84142: 1990 It is used to define background noise level.
LaeqT	Equivalent continuous sound level. Another index for assessment for overall noise exposure is the equivalent continuous sound level, Leq. This is a notional steady level, which would, over a given period of time, deliver the same sound energy as the actual time varying sound over the same period. Hence fluctuating levels can be described in terms of a single figure level.
LAFN T	Percentile levels: The level of A-weighted noise exceeded for N% of the measurement time. LAF90, T is often used as a measure of background noise in many standards and guidelines. The LAF90, T parameter would therefore represent the level exceeded for 90% of the measurement period, T. Likewise the LAF10, T would indicate the level exceeded for 10% of the measurement period, T indicating the higher noise levels measured.
LANmax	Maximum A-weighted noise level measured with N time weighting, and usually given as LAFmax for fast (F) time weighting, or LASmax for slow (S) time weighting. It is the highest levels of environmental noise occurring during the measurement time, often used in conjunction with another noise parameter (e.g. Laeq) to ensure a single noise event does not exceed a limit.
LAP	Local Areas of Play.
LAQM	Local Air Quality Management. Local authorities have statutory duties for local air quality management (LAQM) under the Environment Act 1995. They are required to carry out regular reviews and assessments of air quality in their area against standards and objectives in the national Air Quality Strategy and which have been prescribed in regulations for the purpose of LAQM. Where it is found these are unlikely to be met, authorities must designate air quality management areas (AQMA) and prepare and implement remedial action plans to tackle the problem.
LAQM.PG	Local Air Quality Management Policy Guidance.
LAQM.TG	Local Air Quality Management Technical Guidance.
Larvae	Young (juvenile) form of animal with indirect development, going through or undergoing metamorphosis.
Lawson Criteria	See 'Wind Comfort Criteria'.
LBHF	London Borough of Hammersmith and Fulham.
LCY	London City Airport.
LDA	London Development Agency.
L/day	Litres per day.
LDF	Local Development Framework.
L/sec	Litres per second.
Leachate	Potentially polluting liquid resulting from the biological decomposition of organic matter within a landfill site.
LEAP	Local Equipped Areas of Play.
LHO	Local Health Organisations.
LHR	London Heathrow Airport.

Abbreviation	Definition
LiDAR	Light Detection and Ranging.
Light pollution	Different forms of unwanted or wasted light as identified by the Institute of Lighting Engineers, including sky glow, glare and light trespass.
Listed Building	Buildings of special architectural or historic interest listed by the Secretary of State for Culture, Media and Sport on the advice of English Heritage. Buildings are graded to indicate their relative importance.
LNR	Local Nature Reserve.
LOS	Line of Sight.
LAARC	London Archaeological Archive and Research Centre.
London Plan	Spatial development plan for London.
LPA	Local Planning Authority.
LPAC	London Planning Advisory Committee.
LTS	London Transport Study.
LUL	London Underground Limited.
Lux	A unit of measurement of the intensity of light, measured in Ev.
LVMF	London View Management Framework. Provides guidance on the policies in the London Plan for the protection of strategically important views in London.
LW	Long Wave.
LWT	London Wildlife Trust.
m	Metre.
m/s	Metres per second.
m ²	Square metres.
m ³	Cubic metres.
Macro fauna	Animals that are one centimetre or more long but smaller than an earthworm.
Macro-invertebrates	Animals without backbones that are larger than ½ millimetre.
Made Ground	Soils or other material that has been deposited by man rather than natural processes, for example to make up ground levels.
Magic	Multi-Agency Geographic Information for the Countryside.
Major Aquifer	Strata with high permeability, which has known, or probable significant fracturing. It may be highly productive and able to support large abstractions for public supply and other purposes.
Masterplan	Plan for the overall utilisation of a particular area, including its allocation for uses and the corresponding environmental impacts.
MDL	Method Detection Limit.
Medieval	Historic time period from AD1066 –AD1485.
Mesolithic	Prehistoric time period from 12000-4000BC.
Met	Metrological Office.
Metropolitan Police	Central London Police Service.

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Abbreviation	Definition
MHWS	Mean High Water.
Microclimate	The climate in a small-localised area.
Minor Aquifer	Strata of variable permeability, where groundwater may be used as a local source but seldom produces sufficient water for large abstractions.
Mitigation (measure)	The measures put forward to prevent, reduce and where possible, offset any adverse effects on the environment.
MLWS	Mean Low Water.
Mm	Millimetres.
MOL Archaeology	Museum of London Archaeology. Archaeological Consultant.
MTS	Mayors Transport Strategy.
Muck Away	Remove spoil.
Multi-paths	Signals that arrive at the target by different routes.
Multi-pathing	Multiple radio telecommunication signals as a result of obstructions in the signal pathway.
Multiplier	Figure used to calculate the number of induced and indirect jobs created.
Multiplier effects	Further economic activity (jobs, expenditure or income) associated with additional local income and local supplier purchasing.
MW	Medium Wave. Those between the frequencies of 300 kHz and 3000 kHz. In most of the world, mediumwave serves as the most common band for broadcasting.
MW	Mega Watt. Unit of electricity.
N	North.
NAQS	National Air Quality Strategy. The Environment Act 1995 required the Government to develop a National Air Quality Strategy. The Strategy, originally published in 1997, set challenging health-based targets for eight main air pollutants. These are benzene; 1,3-butadiene; carbon monoxide; lead; nitrogen dioxide; ozone; fine particles (PM ₁₀); and sulphur dioxide. The predominant source for most of these pollutants is road traffic, but industrial and domestic sources are also major contributors.
NATA	New Approach To Appraisal.
National Planning Policy Guidance	National Planning Policy Guidance (PPG) notes set out the Government's policies on different aspects of planning. Local planning authorities must take their content into account in preparing their development plans and the guidance may also be material to decisions on individual planning applications and appeals.
Natural Area	Sub-division of England, each with a characteristic association of wildlife and natural features.
Nature Conservation Area	An area defined as being of interest/importance for nature conservation.
Natural Resources	Resources naturally within environments that exist relatively undisturbed by mankind, in a natural form. A natural resource is often characterized by amounts of biodiversity existent in various ecosystems.
NBN	National Biodiversity Network.
NE	North East.

Abbreviation	Definition
NEAP	Neighbourhood Equipped Areas of Play.
NECs	Noise Exposure Categories, as defined in Planning Policy Guidance Note 24 – Planning and Noise.
Neolithic	Prehistoric time period from 4000-2000BC.
NERC	Natural Environment and Rural Communities Act 2006.
Net	After all deductions have been made.
Net Additional Jobs	The total number of jobs created in the 'construction and operating phases, less the number of jobs likely to happen anyway (deadweight), those jobs that are filled by non-impact area residents (leakage) and those jobs displaced in existing businesses or activities by the development (displacement).
Network Rail	Owns and operates Britain's rail infrastructure.
NGR	National Grid Reference.
NIA	Net Internal Area. The usable area within a building measured to the internal face of the perimeter walls at each floor level. It does not include those parts of buildings that enable them to function, i.e. corridors and circulation areas, stairways and stairwells, lavatories and toilet lobbies.
NIR	Noise Insulation Regulations 1988.
NMR	National Monuments Record.
NNR	National Nature Reserves.
NO ₂	Nitrogen Dioxide. Road transport and the burning of fossil fuels for power are the main sources of Nitrogen dioxide. In addition to being a green house gas it also contributes to photochemical smog formation. It is an irritant to the respiratory system.
NO _x	Nitrogen Oxides. NO _x is the generic term for a group of highly reactive gases, all of which contain nitrogen and oxygen in varying amounts. NO _x is typically comprised largely of nitric oxide (NO) and nitrogen dioxide (NO ₂). Many of the nitrogen oxides are colourless and odourless, although NO ₂ can often be seen as a reddish-brown layer over many urban areas when present alongside particulates. NO _x form when fuel is burned at high temperatures, as in a combustion process. Consequently, these emissions occur almost exclusively from the combustion of fossil fuels for industry and transport, and from the burning of biomass.
Non-aquifer	A below ground layer of soil or rock that does not yield water.
Non-hazardous Material	Material that may contain contaminants but poses no risk to the environment.
Non-Technical Summary (NTS)	A summary of the Environmental Statement in non-technical language providing a concise, yet comprehensive summary of the likely effects of the project on the environment.
NTS	Non-technical summary. Document providing a concise description of the development.
NW	North West.
OAPF	Opportunity Area Planning Framework. A document setting out the strategic vision for an area.
OCA	Obstacle clearance authority.

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Abbreviation	Definition
OD	Ordnance Datum.
O ₃ Ozone.	Ozone is a molecule composed of three atoms of oxygen. Two atoms of oxygen form the basic oxygen molecule – the oxygen we breathe that is essential to life. The third oxygen atom can detach from the ozone molecule, and re-attach to molecules of other substances, thereby altering their chemical composition. The same chemical properties that allow high concentrations of ozone to react with organic material outside the body give it the ability to react with similar organic material that makes up the body, and potentially cause harmful health consequences. When inhaled, ozone can damage the lungs.
ODPM	Office of the Deputy Prime Minister.
ONS	Office for National Statistics.
Opportunity Area	Areas identified with the London Plan where development is to be encouraged.
OSA	Open Space and Child Play Space Audit.
OS	Ordnance Survey.
OSS	Open Space Study.
Overshadowing	Overshadowing occurs when a structure blocks out sunlight from neighbouring properties on the northern side of that structure. It can affect the amount of daylight let into neighbouring properties when the shadow cast falls across windows or glazed doors.
Palaeolithic	Prehistoric time period from 450,000-12,000 BC.
Particulate matter	Discrete particles in ambient air, sizes ranging between nanometres (nm, billionths of a metre) to tens of micrometres (µm, millionths of a metre).
Pathways	The routes by which impacts are transmitted through air, water, soils or plants and organisms to their receptors.
PAH	Poly Aromatic Hydrocarbon.
PAN	Peroxyacetyl Nitrate.
PCT	Primary Care Trust.
Percentile levels	The level of A-weighted noise exceeded for N% of the measurement time. LAF90, T is often used as a measure of background noise in many standards and guidelines. The LAF90, T parameter would therefore represent the level exceeded for 90% of the measurement period, T. Likewise the LAF10, T would indicate the level exceeded for 10% of the measurement period, T indicating the higher noise levels measured.
Peak wind pressure	Statistical maximum or minimum value of wind pressure (on surface).
Pedestrian level wind speed	Mean or gust wind speed measured at 1.5m above ground level.
Permeability	The ease at which liquids (or gases) can pass through rocks or a layer of soil.
Perennial vegetation	A plant that lives for more than two years.
PERS	Pedestrian Environment Review Software.
pH	A measure of the acidity or basicity of a solution.
Phase I Ecology Survey	An on-site survey of the general habitat types, sizes, locations and other relevant ecological information. This type of survey is usually done first before the more detailed Phase II survey is carried out.

Abbreviation	Definition
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.
Phototoxic	A phototoxic substance is a chemical compound, which becomes toxic only when exposed to light.
Pile	A timber, steel or concrete post that is driven jacked or cast (bored) into the ground to carry vertical or horizontal loads.
PL	Piccadilly Line.
PLA	Port of London Authority. A self-financing statutory authority. Responsibilities include ensuring navigational safety along the Tidal Thames, promoting use of the River and safeguarding the environment.
Plant	A building's generator, heating, ventilation, and/or electricity-production system.
Planktonic Life	Any drifting organisms (animals, plants, archaea, or bacteria) that inhabit the pelagic zone of water bodies.
PM ₁₀	Particulate matter with a mean aerodynamic diameter of 10 microns or less.
PMS	Personal Medical Service.
Piles	Foundation supports.
Pollution pathway	A pollution pathway exists when a source of pollution has been identified which can impact upon a receptor in some way.
Polycarbonates	A plastic derived contaminate.
Porous screening	A screen, usually placed near the base of a building, used to decelerate wind speeds.
Podium Level	Form of the base of the development.
PPC	Pollution Prevention and Control.
PPE	Personal Protective Equipment.
PPG	Planning Policy Guidance.
PPS	Planning Policy Statement.
Preservation by Record	The recovery of archaeological evidence and in its interpretation and publication.
Project	The Development and some additional adjoining areas.
Professor Robert Tavernor Consultancy	Townscape & Visual Impact Assessment. PPS5 Heritage Assessment.
Public Realm	The space between and within buildings that are publicly accessible, including streets, squares, forecourts, parks and open spaces.
PTAL	Public Transport Accessibility Level. Method used in United Kingdom transport planning to assess the access level of geographical areas to public transport.
PV	Photovoltaics. The process of converting light into electric energy.
RAMSAR	Wetland sites of international importance as designated under the Ramsar Convention.
RBKC	Royal Borough of Kensington and Chelsea.
RC	Reinforced Concrete.

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Abbreviation	Definition
R&D	Research and Development.
RDP	Research Development Paper.
(Sensitive) Receptor	A component of the natural created or built environment such as human being, water, air, a building, or a plant that is affected by an impact.
Redline Plan	Site plan showing extent of development area.
Reflection Effects	Where electromagnetic wave transmission signals are reflected and scattered by a conducting surface on the structure. This reflected and scattered 'indirect' signal then arrives at the receiver out of synchronisation with a 'direct' line-of-sight signal. In the case of television this delay can then cause a second 'ghosted' image to appear on the viewer's screen.
Reserved Matters	Parts of the site that are detailed or reserved.
Refuse Burning Station	A power generating facility utilising refuse as a fuel.
RF	Radio Frequency.
RSPB	Royal Society for the Protection of Birds.
RSS	Regional Spatial Strategy.
Rendering	A technical term used to describe the process of creating a two-dimensional output image from the 3D wireframe image within the visual assessment.
Reinforced concrete	Concrete reinforced with steel bars to increase tensile strength.
Residual Impacts	Those impacts of the development that cannot be mitigated following implementation of mitigation proposals.
Retail	The activity of selling goods to the public, usually in small quantities.
RFI	Radio Frequency Interference. Any electromagnetic disturbance that interrupts, obstructs, or otherwise degrades or limits the effective performance of electronics/electrical equipment.
RFRA	The London Regional Flood Risk Appraisal.
Risk Assessment	An assessment of the likelihood and severity of an occurrence.
Riverine	Located on or inhabiting the banks of a river.
RMC	Ready Mix Concrete.
Roman	Historic time period from AD43-AD410.
RPG	Regional Planning Guidance.
RSPB	Royal Society for the Protection of Birds.
RSL	Registered Social Landlord.
RSS	Regional Spatial Strategy
RTD	River Terrace Deposits.
Runoff	Rainwater flowing off the ground surface.
Rw	Single number quantity that categorises the airborne sound insulating properties of a material or building element over a range of frequencies.
RWDI Anemos Ltd	Wind and Microclimate Consultant.

Abbreviation	Definition
SAC	Special Areas of Conservation. SACs are strictly protected sites designated the EC Habitats Directive. Article 3 of the Habitats Directive requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended). Sites proposed for selection are proposed by the statutory nature conservation agencies, co-ordinated through JNCC.
SAM	Scheduled Ancient Monument.
SAP	Species Action Plan. A logical way of allowing the ecological knowledge gained about a species to be collated and conservation actions listed in a clear manner.
SBINC	Site of Borough Importance for Nature Conservation.
SMR	Sites and Monuments Records.
Saxon	Historical time period from AD410-AD1066.
Scoping	An initial stage in determining the nature and potential scale of environmental impacts arising as a result of a development, and an assessment of what further studies are required to establish their significance.
SDS	Sustainable Development Strategy.
SE	South East.
Sediment Traps	A sediment trap is a containment area where sediment-laden runoff is temporarily detained.
SEPA	Scottish Environmental Protection Agency.
SFRA	Strategic Flood Risk Assessment.
SGV	Soil Guideline Values.
Shadow Effects	Where an area behind the structure is effectively screened from the transmitter, preventing reception of the electromagnetic wave transmission or reduces signal strength.
SHF	Super High Frequency.
SINC	Site of Importance for Nature Conservation. Designated as sites of ecological value at local level under local planning policy.
SMI	Site of Metropolitan Importance.
SLINC	Site of Local Importance for Nature Conservation.
SMINC	Sites of Metropolitan Importance for Nature Conservation.
SNCI	Site of Nature Conservation Importance/Interest.
SNIFFER	Scotland and Northern Ireland Forum for Environmental Research.
SO ₂	Sulphur dioxide. SO ₂ is an acidic gas that belongs to the family of sulphur oxide gases (SOX), produced during the combustion of fuels that contain sulphur compounds, such as coal and oil. SO ₂ is also released naturally from volcanic eruptions and similar natural phenomena. The health effects associated with high levels of SO ₂ are mainly concerned with breathing problems and aggregates heart and lung problems. SO ₂ , along with NOX, is one of the precursors to 'acid rain'.

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Abbreviation	Definition
SPA	Special Protection Area. The EC Directive on the Conservation of Wild Birds (79/409/EEC) requires member states to safeguard the habitats of migratory birds and certain particularly threatened birds. Under the Directive, the UK is committed to taking "the requisite measures to preserve, maintain and re-establish a sufficient diversity and areas of habitat" for "all species of naturally occurring birds in the wild state". This includes the designation of SPAs.
SPD	Supplementary Planning Document.
SPG	Supplementary Planning Guidance. Non-statutory guidance that supplements Unitary Development Plan (UDP) policies.
Spoil	Refuse material removed from an excavation.
SPZ	Source Protection Zone.
SSSI	Site of Special Scientific Interest. The best sites for wildlife and geological features in England as designated under the Wildlife and Countryside Act 1981.
Sound Power	The sound power level (lw) of a source is a measure of the total acoustic power radiated by a source. The sound pressure level varies as a function of distance from a source. However, the sound power level is an intrinsic characteristic of a source (analogous to its volume or mass), which is not affected by the environment within which the source is located.
Stakeholder	A person, group, or organisation that affects or can be affected by an organisation's actions.
Statistical Noise Levels	For levels of noise that vary widely with time, it is necessary to employ an index that allows for this variation. For example, L10 is the level exceeded for ten per cent of the time period. A weighted statistical noise levels are denoted LA10, dBLA90 etc. The reference time period (T) is normally included, e.g. dBLA 10, 5min or dBLA90, 8hr.
Statutory Consultee	Groups or bodies that, by law, must be consulted as part of the planning application process for EIA development.
Strata	Layer of rock or soil.
Stratigraphic sequence	The order in which rock and soil layers are found in the ground.
Strategic Views / Strategic Viewing Corridor	View corridor; viewing corridor as defined in LPAC Strategic Views.
Substructure	Foundations or base of a structure.
Sub-tidal	Zone just below the low water mark of the tide that is never exposed, even at low tide.
SuDS	Sustainable Urban Drainage Systems.
Superstructure	Is an upward extension of an existing structure above a baseline.
Sustainable Development	Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
Sustainability Statement	Prepared and submitted alongside the planning application detailing the sustainability aims of the development.
SVOC	Semi-volatile Organic Compounds (SVOC).
SW	Short Wave.

Abbreviation	Definition
Swards	Land covered with grassy turf.
SWMP	Site Waste Management Plan.
T	Tonnes.
Tender	A bid of a contract.
Threshold	A level of effect above which an assessment will be taken of whether any changes to procedures need to be made.
Topography	The natural or artificial features, level and surface form of the ground surface.
TA	Transport Assessment. Prepared and submitted alongside planning applications for developments likely to have significant transport implications. For major proposals, assessments should illustrate the following: accessibility to the site by all modes, the likely modal split of journeys to and from the site and proposed measures to improve access by public transport, walking and cycling. Statutory plans produced by each borough, which integrate strategic and local planning responsibilities through policies and proposals for the development and use of land in their area.
TE1200	Thames Estuary 2100 Plan.
TfL	Transport for London.
TPH	Total Petrol Hydrocarbons.
Trusses	A structure comprising one or more triangular units constructed with straight slender members whose ends are connected at joints referred to as nodes.
Trial Pits	Intrusive investigation positions excavated by a mechanical excavator.
TT	Tranquillity Transect.
TTWA	Travel To Work Area.
TV	Television.
TV (DTT)	Digital Television.
TWAO	Transport and Works Act Order. Can authorise guided transport schemes (i.e. railways or tramways) and certain other types of infrastructure project in England and Wales.
20 th Century Society	Exists to safeguard the heritage of architecture and design in Britain from 1914 onwards.
TWRM	Thames Water Ring Main.
TWUL	Thames Water Utilities Limited.
UDP	Unitary Development Plan. A land use plan. It provides the statutory planning framework for the local planning authority setting out the objectives, policies and proposals for the use of land and buildings in the area for the next 10 years.
UHF	Ultra High Frequency. UHF designates a range (band) of electromagnetic waves whose frequency is between 300 MHz and 3.0 GHz. Waves whose frequency is above the UHF band fall into the microwave or higher bands, while lower frequency signals fall into the VHF or lower bands.
UK	United Kingdom.
Upper Palaeolithic	Prehistoric Period from 40,000 to 10,000 years ago.
URS	URS Corporation Limited. Authors of the Environmental Statement.

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Abbreviation	Definition
UV	Ultraviolet.
US EPA	United States Environmental Protection Agency.
UST	Underground storage tanks.
UXO	Unexploded Ordnance.
V/v	Measure of gas velocity.
Viaduct	A bridge composed of several small spans.
Verified Image	An outline image of the Development on a base photograph to provide projections of key views.
VHF	Very High Frequency. VHF is the radio frequency range from 30 MHz (wavelength 10 m) to 300 MHz (wavelength 1 m). Common uses for VHF are FM radio broadcast at 88-108 MHz and television broadcast (together with UHF). VHF frequencies' propagation characteristics are ideal for short-distance terrestrial communication, with a range generally somewhat farther than line-of-sight from the transmitter.
VOC	Volatile Organic Compounds. Volatile organic compounds (VOCs) are a group of natural organic chemicals that contain carbon in their molecular structure, including methane and non-methane species, such as benzene, toluene, xylene, and 1,3-butadiene, for example.
VSC	Vertical Sky Component. The amount of sky illuminance falling on a vertical point expressed as a percentage of the horizontal illuminance under an unobstructed hemisphere of sky.
WAC	Waste Acceptance Criteria.
WCA	Wildlife and Countryside Act 1981.
WEEE	Waste Electrical and Electronic Equipment.
WFD	Water Framework Directive.
WHO	World Health Organisation.
Wind Comfort Criteria	The so called 'Lawson' criteria which define whether a space is comfortable for business walking, strolling or sitting by a threshold wind speed i.e. the hourly mean wind speed exceeded 5% of the time.
Wind Safety Criteria	Criteria for the safety of an individual in relation to the wind environment. There are two categories: S1: unsafe for typical use (threshold speed 20m/s) and S2: unsafe for sensitive use (threshold speed 15m/s).
Wind Speed Ratio	Ratio of wind speed at the measurement point to a reference wind speed at a height in the boundary layer.
Wind Tunnel	A device for measuring wind effects on scale models by recreating the atmospheric boundary layer.
WLL	West London Line.
WRA	Water Resources Act 1991.
WRAP	Waste & Resources Action Plan.
WRZ	Water Resource Zone.
WTE	Whole Time Equivalent.

Abbreviation	Definition
WTW	Water Treatment Works.
WWII	Second World War.
µg/m ³	Microgram per cubic meter. A measure of concentration commonly used to present air quality conditions.

