

21 GLOSSARY

TERM	DESCRIPTION
Aged or Veteran Tree	A tree which, because of its great age, size or condition is of exceptional value for wildlife, in the landscape, or culturally.
Agricultural Land Classification (ALC)	Agricultural Land Classification (ALC) is the standardised method for classifying the quality of agricultural land in England and Wales according to its versatility, productivity and workability, based upon inter-related parameters including climate, relief, soil characteristics and drainage. These factors form the basis for classifying agricultural land into one of five grades: Grade 1 (excellent); Grade 2 (very good); Grade 3 (good to moderate), divided into Subgrades 3a (good) and 3b (moderate); Grade 4 (poor); and Grade 5 (very poor). For detailed descriptions of the grades and the ALC methodology the reader is referred to MAFF (1988) Agricultural Land Classification (ALC) of England and Wales: Revised guidelines and criteria for grading the quality of agricultural land (available online at: http://webarchive.nationalarchives.gov.uk/20130402200910/http://archive.defra.gov.uk/foodfarm/landmanage/land-use/documents/alc-guidelines-1988.pdf).
Air Quality Management Areas	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Ambient Noise	Total encompassing sound in a given situation at a given time usually composed of sound from many sources near and far. Includes both the residual noise and the specific noise from site operations when present.
Analysis (Landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
Ancient Woodland	An area that has been wooded continuously since at least 1600 AD.
Archaeological Interest	There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Article 4 Direction	A direction which withdraws automatic planning permission granted by the General Permitted Development Order.
Assessment (Landscape)	An umbrella term for description, classification and analysis of landscape.
Best and Most Versatile (BMV) Agricultural Land	The National Planning Policy Framework (Department for Communities and Local Government) defines BMV agricultural land as land of excellent (ALC Grade 1), very good (Grade 2) and good (Subgrade 3a) agricultural quality. BMV land is afforded a degree of protection against development within planning policy. See above for Agricultural Land Classification (ALC) definition.

TERM	DESCRIPTION
Competent Person (to Prepare Site Investigation Information)	A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.
Conservation (for Heritage Policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Constraints Map	Map showing the location of important resources and receptors.
Countryside	The rural environment and its associated communities (including the coast).
Cumulative Effects	The summation of effects that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions.
dB(A)	Decibels measured on a sound level meter incorporating a frequency weighting (A weighting) which differentiates between sounds of different frequency (pitch) in a similar way to the human ear. Measurements in dB(A) broadly agree with people's assessment of loudness.
Decibel (dB)	A unit of level derived from the logarithm of the ratio between the value of a quantity and a reference level. For sound pressure level the reference quantity is 20 micro-pascals, the threshold of hearing (0 dB). 140 dB(A) is the threshold of pain.
Designated Heritage Asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Development Consent Order (DCO)	The means whereby nationally significant infrastructure projects are taken through the planning process, simplifying consents on complicated projects (typically where there are multiple landowners). Introduced by the Planning Act 2008 and intended to simplify and speed up the planning process.
Development Plan	This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)
Diversity	Where a variety of qualities or characteristics occurs.
"Do-nothing" Scenario	The predicted future environmental conditions which would exist in the absence of the development.
"Do Nothing" Situation	Continued change/evolution of landscape or of the environment in the absence of the proposed development.



TERM	DESCRIPTION
EIA Planning Regulations	In England and Wales these are The Town and Country Planning (Assessment of Environmental Effects) Regulations 2017, plus amendments.
EIA Directive	Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment. Reproduced in the Guide to Procedures.
Ecological Networks	These link sites of biodiversity importance.
Economic Development	Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).
Ecosystem	A community of interdependent plants and animals together with the environment which they inhabit and with which they interact.
Ecosystem Services	The benefits people obtain from ecosystems such as, food, water, flood and disease control and recreation.
Element	A component part of the landscape (e.g. roads, hedges, woods).
Enhancement	Landscape / visual improvement through restoration, reconstruction or creation.
Environment	Our physical surroundings including air, water and land.
Environmental Appraisal	A generic term for the evaluation of the environmental implications of proposals. (Used by the UK Government in respect of policies and plans).
Environmental Assessment	A process by which information about the environmental effects of a project is collected, both by the developer and from other sources, and taken into account by the relevant decision-making body before a decision is given and whether the development should go ahead.
Environmental Effects	The consequences for human being in terms of health and well-being, including the well-being of ecosystems and natural systems on which human survival depends, which stem from environmental impacts.
Environmental Fit	The relationship of a development to identified environmental opportunities and constraints in its setting.
Environmental Impacts	The processes whereby a change, which may be adverse, beneficial, or both, is brought about in the existing environment as a result of development activities.
Environmental Impact Assessment (EIA)	The evaluation of the effects of particular development proposals on the environment.
Environmental	A document which reports on the assessment of the likely effects (the EIA) of the specific project



TERM	DESCRIPTION
Statement	on the environment and which is submitted in conjunction with an application for planning permission.
European Site	This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation and Special Protection Areas, and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.
Fauna	All members of the animal kingdom: vertebrates (e.g. birds, mammals and fish) and invertebrates (e.g. insects).
Field Capacity	The water content of soil after it has been saturated in the field and excess water has drained away (usually 48 hours following a rainfall event). The soil is fully saturated and has no capacity to absorb additional water, further rainfall would infiltrate quickly under the force of gravity or create waterlogging, consequently the soil moisture deficit is zero.
Field Capacity Days (FCD)	The median number of days at which the soil is at field capacity.
Field Pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Flora	All members of the plant kingdom: higher ferns, ferns and fern allies, mosses and liverworts, algae and phytoplankton, fungi and lichens.
Free Field	An external sound field in which no significant sound reflections occur (apart from the ground).
Geodiversity	The range of rocks, minerals, fossils, soils and landforms.
Geographical Information System	Computerised database of geographical information that can easily be updated and manipulated.
Gleying	Gleying is the process of iron reduction (opposite to oxidation) in soils from ferric (reddish in colour) to ferrous compounds (colourless), by microorganisms or by-products of decomposing organic matter, and subsequent removal of those compounds by water moving through the soil profile (ferrous compounds are soluble in water). Gleying occurs in areas devoid of oxygen when the soil is waterlogged. The resulting mottling (spots or blotches of colour) can therefore be used to identify occurrence of temporary excessive soil wetness.
Green Infrastructure	A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
Group 7.1: Stagnogley Soils	Have a distinct topsoil. They occur widely in lowland Britain, on tills and soft argillaceous rocks.

TERM	DESCRIPTION
Group 8.1: Sandy Gley Soils	Are predominantly sandy and developed chiefly in aeolian (wind-blown) or glaciofluvial (water sediments settled during glaciation periods) deposits.
Historic Environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic Environment Record (HER)	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Indirect Impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
International Advanced Manufacturing Park	The area of land set aside for the development of automotive and associated manufacturing industries with the objective of bringing investment and employment to the north-east of England.
International, National and Locally Designated Sites of Importance for Biodiversity	All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.
LA_{10,T}	The “A weighted” noise level exceeded for 10 per cent of the specified measurement period (T). It gives an indication of the upper limit of fluctuating noise.
LA_{90,T}	The “A weighted” noise level exceeded for 90 per cent of the specified measurement period (T).
LA_{eq,T}	The “A weighted” equivalent continuous sound level – the sound level of a notionally steady sound having the same energy as the actual fluctuating sound over the same time period (T).
Land Use	The primary use of the land, including both rural and urban activities.
L_{max}	The highest noise level recorded during a noise event or measuring period.
Landcover	Combinations of land use and vegetation, that cover the land surface.
Landform	Combinations of slope and elevation, that produce the shape and form of the land.
Landscape	Human perception of the land conditioned by knowledge and identity with a place.
Landscape Capacity	The degree of change (e.g. due to development or land use change) that can take place in a landscape without unacceptable adverse effects on its character. The acceptable level of change is usually defined through consultation.

TERM	DESCRIPTION
Landscape Character	The distinct, recognisable and consistent combination (or pattern) of elements which occurs in an area of landscape; the way in which all the components come together to make the landscape distinctive.
Landscape Effects	Change in the elements, characteristics, character and qualities of the landscape as a result of development. These effects can be positive or negative.
Landscape Evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (e.g. designation or in the context of the assessment).
Landscape Factor	A circumstance or influence contributing to the impression of a landscape (e.g. scale, enclosure, elevation).
Landscape Feature	A prominent eye-catching element, e.g. wooded hill top or church spire.
Landscape Quality	The state of repair or condition of the elements of a particular landscape, its integrity and intactness, and the extent to which its distinctive character is apparent.
Landscape Resource	The combination of elements that contribute to landscape context, character and value.
Landscape Sensitivity	The extent to which a landscape can accept change of a particular type and scale, without unacceptable adverse effects.
Landscape Type	Types of landscape that are homogenous in character, sharing broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern.
Landscape Value	The importance attached to a landscape or view, (often as a basis for designation or recognition) which expresses national or local consensus, because of its quality, special qualities, cultural associations or ecological state.
Local Nature Partnership	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.
Local Plan	The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.
Local planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council,

TERM	DESCRIPTION
	county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.
Lower Plastic Limit	The lower plastic limit (also referred to as plastic limit) is defined as the moisture content at which soil begins to behave as a plastic material. If the moisture content is below the lower plastic limit, it is considered to behave as a solid, or a non-plastic material. (See also, Plastic)
Magnitude	A combination of the scale, extent and duration of an effect.
Major Group 7: Surface-Water gley soils	Seasonally waterlogged slowly permeable soils, prominently mottled above 40 cm depth.
Major group 8: Ground-Water Gley Soils	Normally developed within or over permeable materials, have prominently mottled or uniformly grey subsoils resulting from periodic waterlogging by a fluctuating groundwater-table.
Mitigation	Any process, activity or thing designed to avoid, reduce or remedy adverse environmental impacts likely to be caused by a development project.
National Trails	Long distance routes for walking, cycling and horse riding.
Nature Improvement Areas	Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.
Open space	All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.
Pathways	The routes by which impacts are transmitted through air, water, soils or plants and organisms to their receptors.
Perception (of Landscape)	The psychology of seeing and possibly attaching value and/or meaning (to landscape).
Planning Condition	A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.
Planning Obligation	A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Plastic	A plastic material can be moulded into a shape and the material will retain that shape. When a soil is in a plastic state it is considered to be too wet to be handled. (See also Lower Plastic Limit)



TERM	DESCRIPTION
Pollution	Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.
Potential Impacts	Impacts which could occur in the absence of appropriate design modifications or preventative measures.
Precautionary Principle	Principle applied, to err on the side of caution where significant environmental damage may occur, but knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Predicted Impacts	Those impacts which are predicted as a consequence of the development although the nature and severity of their effect will be conditioned by the scope for mitigation.
Preference	The liking by people for one particular landscape element, characteristic or feature over another.
Priority Habitats and Species	Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
Quality	(See landscape quality)
Ramsar Sites	Wetlands of international importance, designated under the 1971 Ramsar Convention.
Receptor	Physical landscape resource, special interest or viewer group that will experience an effect.
Receptors	A component of the natural or man-made environment such as water, air, a building, or a plant that is affected by an impact.
Regulatory Authority	The planning or other authority responsible for planning consents or project authorisation (synonymous with Determining or Competent Authority).
Residual Noise	The ambient noise remaining at a given position in a given situation when the specific noise is suppressed to such a degree such that it does not contribute to the ambient noise.
Rochdale Envelope	See Advice note 9 from PINS This requires that the level of information supplied is sufficient to enable the main or likely significant effects to be assessed and mitigation described. It often involves considering the worst case scenario but does not allow developers an excuse to provide inadequate descriptions of the project.
Safeguarding zone	An area defined in Circular 01/03: Safeguarding aerodromes, technical sites and military explosives storage areas, to safeguard such sites.
Scenario	A picture of a possible future.

TERM	DESCRIPTION
Scoping	An initial stage in determining the nature and potential scale of the environmental impacts arising from the proposed development and assessing what further studies are required to establish their significance.
Sense of Place (Genius Loci)	The essential character and spirit of an area: Genius Loci, literally 'spirit of the place'.
Sensitivity	(See landscape sensitivity)
Setting of a Heritage Asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Sieve Mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Significance (for Heritage Policy)	The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
Site Investigation Information	Includes a risk assessment of land potentially affected by contamination, or ground stability and slope stability reports, as appropriate. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites). The minimum information that should be provided by an applicant is the report of a desk study and site reconnaissance.
Site of Special Scientific Interest	Sites designated by Natural England under the Wildlife and Countryside Act 1981.
Soil	The surface layer of the Earth's crust composed of weathered rock, alive and dead organic matter (plant roots, soil fauna and microorganisms), water and air. Soil has important functions such as providing habitat for plant growth, transformation of mineral and organic compounds, carbon storage (in soil organic matter, or humus), water and air filtration, support for buildings, protection of archaeological artefacts. Soil is typically divided into horizontal layers, the main ones are: topsoil and subsoil. Topsoil is the most biologically active and fertile surface layer rich in organic matter. Typical topsoil depth is 25 to 35 cm (plough layer in arable farming). Subsoil is typically characterised by low content of organic matter (except peat or organic soils) and is less biologically active and fertile, it typically extends to 1.20m or bedrock, if the soil is shallower.
Soil Association	Soil association is a geographic grouping of soils identified by the name of the most frequently occurring soil series and by the combination of ancillary soil series. Soil associations are mapped as map units on the Soil Survey of England and Wales soil maps, each unit has got a number code indicating predominant major soil group, group and subgroup. For example, association 821b

TERM	DESCRIPTION
	(Blackwood) is dominated by soil of the Blackwood series belonging to subgroup 8.21, the <i>typical</i> subdivision of soil group 8.2, <i>Sandy gley soils</i> , which are part of major group 8, <i>Ground-water gley soils</i> .
Soil horizons	<p>A horizon</p> <p>The A horizon is often referred to as the ‘topsoil’. This layer contains enough partially decomposed organic matter to give the soil a darker colour than the lower horizons. This horizon is often coarser in texture, having lost some of the finer materials by translocation to lower horizons and by erosion. Most biological activity occurs in this layer.</p> <p>This horizon can be subdivided into <i>Ap</i> (ploughed) or <i>Ah</i> (uncultivated).</p> <p>B Horizon</p> <p>The B horizon is formed below an A horizon and has undergone sufficient changes during soil genesis, such that properties of the original parent material are no longer discernible. This horizon is commonly referred to as the ‘subsoil’. Materials typically accumulate through alluviation, where the materials gradually wash in from overlying horizons.</p> <p>This horizon can be subdivided into <i>Bt</i> (enriched with alluvial clay), <i>Btg</i> (affected by gleying under periodically waterlogged reduced conditions to give a greyish matrix of chroma < 3 and value ≥ 4), <i>Bw</i> (altered by weathering to release clay and iron oxides, soil structure formation, and/or carbonate removal to give a distinct colour or structure), <i>Bs</i> (enriched with iron or aluminium to give reddish hue ≥ 7.5YR and chroma ≥ 4), <i>Bf</i> (cemented to form a thin (< 5 mm) iron pan) or <i>Bk</i> (calcareous, enriched with whitish alluvial carbonates).</p>
Soil Series	Soil series is the lower categorical level of the soil classification used in England and Wales. Soils series are defined using a combination of three main properties, the broad type of parent material present (substrate type), the texture of the soil material (textural grouping) and the presence or absence of material with a distinctive mineralogy.
Specific Noise	The noise source under investigation.
Stepping Stones	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Strategic Environmental Assessment	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Supplementary Planning Documents	Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.
Sustainable Transport Modes	Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree

TERM	DESCRIPTION
	that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technique	Specific working process.
Threshold	A specified level in grading effects e.g. of magnitude, sensitivity or significance.
Tonality	The degree to which a noise contains clearly discernible pure tones. Noise without such tonal content (Broadband noise) is generally less annoying than noise with identifiable tones.
Transport Assessment	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Transport Statement	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Travel Plan	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Visual Amenity	The value of a particular area or view in terms of what is seen.
Visual Effect	Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction).
Visual Envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage or other technique to illustrate the appearance of a development.
Wildlife Corridor	Areas of habitat connecting wildlife populations.
Worst Case Situation	Principal applied where the environmental effects may vary (e.g. seasonally) to ensure the most severe potential effect is assessed.
Zone of Theoretical Visibility	(ZTV) Area within which a proposed development may have an influence or effect on visual amenity. Usually based on a bare ground model with no localised variations in ground level, buildings or tree screening included.