



Great Lakes UK Limited

**PROPOSED GREAT WOLF LODGE -
LAND TO THE EAST OF M40 AND
SOUTH OF A4095, CHESTERTON,
BICESTER**

Volume 1 - Environmental Statement - Contents
and Glossary



CONTENTS

CHAPTER 1 - INTRODUCTION

CHAPTER 2 - APPROACH TO THE ASSESSMENT

CHAPTER 3 - REASONABLE ALTERNATIVES AND DESIGN EVOLUTION

CHAPTER 4 - THE PROPOSED DEVELOPMENT

CHAPTER 5 - SOCIO-ECONOMICS

CHAPTER 6 - TRANSPORT AND ACCESS

CHAPTER 7 - AIR QUALITY

CHAPTER 8 - NOISE AND VIBRATION

CHAPTER 9 - BIODIVERSITY

CHAPTER 10 - ARCHAEOLOGY AND CULTURAL HERITAGE

CHAPTER 11 - GROUND CONDITIONS

CHAPTER 12 - WATER RESOURCES, FLOOD RISK AND DRAINAGE

CHAPTER 13 - LANDSCAPE AND VISUAL ASSESSMENT

CHAPTER 14 - CUMULATIVE EFFECTS

CHAPTER 15 - SUMMARY OF MITIGATION

CHAPTER 16 - SUMMARY OF RESIDUAL EFFECTS

GLOSSARY

Term	Definition
Air Quality Management Area	An Air Quality Management Area (AQMA) is an area of land where air quality levels breach the air quality national limits and require action to deal with or to 'manage' this. Thus, in places where National Air Quality Objectives are not likely to be achieved, the LPA must declare an AQMA.
Air Quality Standard	The concentration of a pollutant, over a specified period, above which adverse effects on health (or the environment) may occur and which should not be exceeded.
Amenity	A feature that increases attractiveness or value, especially of a piece of real estate or a geographic location.
Analysis	The process of breaking something down into its component parts to understand how it is made up.
Annual Average Daily Traffic	It is the total volume of vehicle traffic of a motorway or road for a year divided by 365 days.
Appraisal	A process (with methodologies that differ to those of environmental assessment) that looks at the worth of a course of action.
Assessment	A process by which information about effects of a proposed plan, project or intervention is collected, assessed and used to inform decision-making.
Baseline Environment	The environment as it appears (or would appear) immediately prior to the implementation of the project together with any known or foreseeable future changes that will take place before completion of the project.
Best Practice	The undertaking of assessments in line with nationally and internationally recognised assessment guidelines.
Biodiversity	The variety of life forms, the different plants animals and micro-organisms, the genes they contain and the eco-systems they form. Considered at three levels: genetic, species and ecosystem diversity.
Catchment	A drainage/basin area within which precipitation drains into a river system and eventually into the sea; or the population region which is served by a city, town, or village.

Classification	A process of sorting attributes into different types using selected criteria.
Compensation	Measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot entirely eliminate.
Construction Management Plan	Developed prior to any works commencing on site, the primary purpose which is to guide environmental management of implementation of the project, as required by the overseeing organisation.
Consultation	A process by which regulatory authorities, statutory and non-statutory bodies are approached for information and opinions regarding a development proposal.
Contaminants	Substances that are not naturally present in the environment or present in unnatural concentrations that can, in sufficient concentration, adversely alter an environment.
Cultural Heritage	Encompasses the qualities and attributes of places that have aesthetic, historic, scientific or social value for past, present or future generations.
Cumulative Effects	Effects that result from incremental changes caused by other past, present or reasonably foreseeable actions together with the Proposed Development.
Designations	Notable sites, areas, buildings or structures protected by planning or other laws. Can be applied at local, regional and national and international level.
Desk Study	A review of secondary information/ resources i.e. studies of historical maps and written text.
Detailed Assessment	Method applied to gain an in-depth appreciation of the beneficial and adverse consequences of the project and to inform project decisions. Detailed assessments are likely to require detailed field surveys and/or quantified modelling techniques.
Diffusion Tubes	Passive gas collection (e.g. NO ₂) devices consisting of a small tube containing a chemical absorbent. Diffusion tubes are used to determine relatively long period average concentrations, typically weekly, fortnightly or monthly.
Effect	Term used to express the consequence of an impact (expressed as the 'significance of effect'), which is determined by correlating the magnitude of the impact to the importance, or sensitivity, of the receptor or resource in accordance with defined significance criteria. For example, land clearing during construction results in

	habitat loss (impact), the effect of which is the significance of the habitat loss on the ecological resource.
Enhancement	A measure that is over and above what is required to mitigate the adverse effects of a project.
Environment	Our physical surroundings, including land, air and water.
Environmental Impact Assessment	A statutory process by which certain planned projects must be assessed and before a formal decision to proceed can be made. Involves the collection and consideration of environmental information, which fulfils the assessment requirements of the EIA Regulations 2017.
Environmental Screening	The formal process undertaken to determine whether it is necessary to carry out a statutory Environmental Impact Assessment (EIA) and publish an Environmental Statement in accordance with the EIA Regulations.
Environmental Statement	A statement of impacts, either beneficial or adverse in nature, identified through the EIA process. The Environmental Statement (ES) outlines the methodologies and mitigation measures. The ES is a document produced in accordance with the EIA Directive 2014 as transposed into UK law by the EIA Regulations 2017.
Evaluation	The determination of the significance of effects. Evaluation involves making judgements as to the value of the receptor/ resource that is being affected and the consequences of the effect on the receptor/resource based on the magnitude of the impact.
Feature	A prominent, eye-catching element.
Flood Risk Assessment	An assessment of the risk of flooding from all sources of flooding, abbreviated to FRA.
Full Planning Application	An application resulting in a decision on the detailed proposals of how a site can be developed.
Habitats	An area in which a specific plant or animal naturally lives, grows and reproduces; the area that provides a plant or animal with adequate food, water, shelter and living space.
Heritage	Historic or cultural associations.
Hydrogeology	The branch of geology that deals with the occurrence, distribution, and effect of ground water.
Impact	Change that is caused by an action; for example, land clearing (action) during construction which results in habitat loss (impact).

Infrastructure	The permanent resources required to service the Proposed Development including completed roads, sewers, lighting, footpaths, cycleways etc.
Interface	A point at which independent systems or diverse groups interact, i.e. the meeting of two roads at a junction/roundabout.
Land Cover	Combinations of land use and vegetation that cover the land surface.
Land Use	The primary use of land, encompassing both rural and urban activities.
Landform	Combinations of slope and elevation that produce the shape and form of the land.
Landscape	Human perception of the land contained by knowledge, cultural associations and identity with a place.
Legislation	A law or set of laws suggested by a government and made official by a parliament.
Listed Building	A structure which is protected by English Law to protect its architectural and historic interest.
Magnitude	A combination of the scale, extent and duration of a given effect.
Methodology	The specific approach and techniques used for a given study.
Mitigation	Measures intended to avoid, reduce and, where possible, remedy significant adverse environmental effects.
Mitigation Measures	Methods employed to avoid, reduce, remedy or compensate for significant adverse impacts of development proposals.
Monitoring	A continuing assessment of the performance of the project, including mitigation measures. This determines if effects occur as predicted or if operations remain within acceptable limits, and if mitigation measures are as effective as predicted.
National Planning Policy Framework	Framework that sets out the UK government's planning policies for England.
Operational	The functioning of a project on completion of construction.
Ordnance Survey	Digital mapping agency of the British Isles.

Perception	The psychology of seeing and attaching value and/or meaning to something.
Phase 1 Habitat Survey	Recognised standard methodology for collating information on the habitat structure of a site.
Plan	A document setting out the intention or intentions of the Overseeing Organisation.
Planning Application	A standardised legal document required to be submitted to the local planning authority giving prior notice and parameters in respect to any development that is within its geographical constituency.
Pollutants	Any substance in air that could, in high enough concentration, harm man, other animals, vegetation, or material. Pollutants may include almost any natural or artificial composition of airborne/waterborne matter.
Pollution	An increase of matter or energy to a level considered harmful to living organisms or their environment.
Proposed Development	Includes the proposals for which a planning application is being sought.
Protected Species	Flora and Fauna that are afforded legal protection under the Conservation (Natural Habitats, etc.) European Sites are Special Areas of Conservation listed under the Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora (The Habitats Directive). EC Habitats Directive and Special Protected Areas classified under the EC and Council Directive 79/409/EEC on the conservation of wild birds (The Birds Directive).
Receptor	A defined individual environmental feature usually associated with population, fauna and flora that has potential to be affected by a project.
Regulations	Official rules or acts to control something.
Residual Effect	Effects that may exist after mitigation measures have been successfully implemented.
Resource	A defined but generally collective environmental feature usually associated with soil, water, air, climatic factors, landscape, and material assets, including the architectural and archaeological heritage that has potential to be affected by a project.

Runoff	Water from precipitation or irrigation that flows over the ground and into bodies of water.
Scenario	A picture of a possible future.
Scoping	The process of identifying the issues to be addressed by the environmental impact assessment process. It is a method of ensuring that an assessment focuses on the important issues and avoids those that are considered to be not significant.
Sediment	Organic or inorganic material, precipitated from water to accumulate on the floor of a water body, watercourse or trap. Commonly consists of silt, but can include coarser material and particles.
Sensitivity	The extent to which the receiving environment can accept and accommodate change without experiencing adverse effects.
Severance	A term used to describe the possibility that a development may disrupt activities or movement in an area or divide an area / community in an adverse manner.
Significance of Effect	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.
Site Waste Management Plan	A framework for delivering materials and waste management efficiencies.
Statutory	Related to legislation or prescribed in law or regulation.
Statutory Organisations	Any principal council for the area where the land is situated, Natural England, English Heritage, the Environment Agency; and any other public authority which has environmental responsibilities and which the Secretary of State considers likely to have an interest in the project.
Study Area	The spatial area within which environmental effects are assessed (i.e. extending a distance from the project footprint in which significant environmental effects are anticipated to occur). This may vary between the topic areas.
Sustainable Urban Drainage Systems	A drainage approach which provides for lower peak flows, reduction in volume / frequency, replication of natural drainage patterns, improving landscape / wildlife utilising various controls to allow for an effective drainage solution.
Technique	A specified working practice.



Topography	The shapes, patterns and physical configuration of the surface of the land, including its relief (local differences in elevation) and the positions of natural and man-made features.
Traffic Modelling/ Forecasting	The process used to estimate the number of vehicles using a specific section of road or defined network of roads.
Visual Amenity	The value of a particular area or view in terms of what is seen.
Visual Envelope	Extent of potential visibility to or from a specified location, area or feature.
Visual Intrusion	The visual 'line of sight' or catchment area having the potential to be visually affected by a particular site or structure.
Worst Case Scenario	The situation or environment that would exist if the Proposed Development is implemented and operated under worst-case conditions.