

Glossary

Amenity	A pleasant or advantageous aspect of the environment.
Aquifer	A below ground, water-bearing layer of soil or rock.
Baseline Studies	Studies of existing environmental conditions which are designed to establish the baseline conditions against which any future changes can be measured or predicted.
Brownfield site	A site comprising previously developed land.
Conservation Area	An area designated by the Local Authority as being of special architectural or historic interest under the provisions of the Planning (Listed Buildings and Conservation Areas 1990) Act, the character or appearance of which it is desirable to preserve or enhance.
Construction Environmental Management Plan	Tool for implementing the mitigations identified within the Environmental Statement and the conditions of the planning application.
Construction Traffic Management Plan	A tool for controlling the movement of freight associated with the design and construction phase. This will aid in minimising disturbance to receptors such as residents, businesses and the environment.
The 'Development'	<i>*Please see definitions for Enabling Works, Eastern Site and Western Site – together these form 'the Development'.</i>
Dust	Particles typically in the size range 1 to 75 µm in aerodynamic diameter
Eastern Development	Application for outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary office (Use Class E(g)(i) floorspace and associated infrastructure; construction of new site access from the B4100; creation of internal roads and access routes; and hard and soft landscaping.
Eastern Site	Land to the east of the A43 and south of the B4100, extending to circa 23.18ha.
Enabling Works	Site clearance, construction of new site access from the B4100, permanent and temporary internal roads, an internal roundabout and a foul drainage station, diversion of an existing overhead power cable and public right of way, and soft landscaping.
Environmental Impact 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 on whether the development should go ahead.

Environmental Statement	A statement that includes such information that is reasonably required to assess the environmental effects of a development.
Flood Risk	The risk of flooding posed to a defined receptor. Sources can include fluvial (rivers), tidal (estuaries and the sea), groundwater, surface water runoff, artificial drainage systems, canals and impounded waterbodies (i.e. canals, reservoirs, ponds, flood defences). Receptors that can be affected include people, property, infrastructure and wildlife.
Gross External Area	A measure of floor space calculated in accordance with the Royal Institution of Chartered Surveyors (RICS) code of Measuring Practice.
Gross Internal Area	The area of a building measured to the internal face of the perimeter walls at each floor level.
Impact Significance	Opinions from a relevant planning authority at an initial stage as to what are 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.
Listed Buildings	A building or structure included in the list made by the Secretary of State for Culture Media and Sport of special architectural or historic interest.
Local Nature Reserve	Statutory designations made under Section 21 of the National Parks and Access to the Countryside Act 1949, and amended by Schedule 11 of the Natural Environment and Rural Communities Act 2006, by principal local authorities with wildlife or geological features that are of special interest locally.
Mitigation	Any process, activity of thing designed to avoid, reduce or remedy adverse environmental impacts likely to be caused by a development project.
Mitigating Factor	A matter to be taken into account as a benefit on balance to offset against any perceived or demonstrable harmful impact.
Mitigation Measure	Measure aiming at reducing an adverse environmental effect.
Net Internal Area	The usable area within a building measured to the internal face of the perimeter walls at each floor level.
Non-technical Summary	A summary of the Environmental Statement in 'non-technical language'.
On-site	Taking place or available on the Site.
Off-site	Referring to a location other than the Site.
Ordnance Datum	Land levels are measured relative to the average sea level at Newlyn, Cornwall. This average level is referred to as 'Ordnance Datum'.

Pathways	The routes by which impacts are transmitted through air, water, soils or plants and organisms to their receptors.
Permeability	The extent to which an environment allows people a variety of access routes through it. A permeable environment is one where there is ease of movement and where people have a choice of the routes they may use.
Phase 1 Contaminated Land Desk Study	An assessment to establish the previous uses of the Site or land nearby or adjacent to it, and to identify potential sources of contamination, receptors and pathways.
PM _{2.5}	The term PM _{2.5} refers to the fraction of particles with aerodynamic diameters equal to, or less than, 2.5 µm. More precisely, the definitions specify the inlet cut-off for which 50% collection efficiency by a particle separator is obtained for these sizes.
PM ₁₀	The term PM ₁₀ refers to the fraction of particles with aerodynamic diameters equal to, or less than, 10 µm. More precisely, the definitions specify the inlet cut-off for which 50% collection efficiency by a particle separator is obtained for these sizes.
Residual Impacts	Those impacts of the development that cannot be mitigated following implementation of mitigation proposals.
Risk Assessment	An assessment of the likelihood and severity of an occurrence.
Runoff	The overland flow of water from either impermeable surfaces, or areas where precipitation is collecting faster than it can infiltrate into the ground.
Scheduled Monument	A 'nationally important' archaeological site or historic building, given protection against unauthorised change.
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.
Scoping Opinion	A written statement of the opinion of the relevant planning authority as to the information to be provided in the Environmental Statement.
Setting	The context in which a building or area can be appreciated.
The 'Site'	Two parcels of agricultural land adjacent to Junction 10 of the M40 motorway either side of the A43. The land parcels are referred to as the 'Western Site' and 'Eastern Site' and extend to approximately 66.63ha in total.
Site of Special Scientific Interest	The best sites for wildlife and geological features in England as designated under the Wildlife and Countryside Act 1981.

Topography	The natural and man-made features of an area collectively.
Western Development	Application for outline planning permission (all matters reserved except for access) for the erection of buildings comprising logistics (Use Class B8) and ancillary office (Use Class E(g)(i)) floorspace; construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping including noise attenuation measures; and other associated infrastructure.
Western Site	Land to the west of the A43 and south of the B4100, extending to circa 43.45ha.

Abbreviations

AADF	Annual Average Daily Flows
AADT	Annual Average Daily Traffic flows
AAP	Area Action Plan
ACM	Asbestos Containing Materials
AOD	Above Ordnance Datum
AQAP	Air Quality Action Plan
AQMA	Air Quality Management Area
AQMP	Air Quality Management Plan
AQO	Air Quality Objective
AQS	Air Quality Standard
ATC	Automatic Traffic Counter
BRES	Business Register and Employment Survey
CA	Conservation Area
CCS	Considerate Contractors Scheme
CDC	Cherwell District Council
CEMP	Construction Environmental Management Plan
CHP	Combined Heat and Power
CIEEM	Chartered Institute of Ecology and Environmental Management
CITB	Construction Industry Training Board
COMAH	Control of Major Accident Hazard
COSHH	Control of Substances Hazardous to Health
CRTN	Calculation of Road Traffic Noise
CTMP	Construction Traffic Management Plan
Defra	Department for Environment, Food and Rural Affairs
DfT	Department for Transport
DMRB	Design Manual for Roads and Bridges
DMPO	Development Management Procedure (England) Order
DPD	Development Management Document
DSP	Delivery and Servicing Plan
EA	Environment Agency

EclA	Ecological Impact Assessment
EPA	European Protection Act
EPSML	European Protected Species Mitigation Licence
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
ES	Environmental Statement
EPUK	Environmental Protection UK
FRA	Flood Risk Assessment
FTE	Full-time Equivalent
GEA	Gross External Area
GIA	Gross Internal Area
GLVIA	Guidelines for Landscape and Visual Impact Assessment
Ha	Hectares
HoPI	Habitat of Principal Importance
HGV	Heavy Goods Vehicles
HSE	Health and Safety Executive
HUDU	Healthy Urban Development Unit
IAQM	Institute of Air Quality Management
IEMA	Institute of Environmental Management Assessment
LAQM	Local Air Quality Management
LPA	Local Planning Authority
LNR	Local Nature Reserve
LOAEL	Lowest Observed Adverse Effect Level
LSOA	Lower Super Output Area
LVIA	Landscape and Visual Impact Assessment
km	Kilometres
m	Metres
MCC	Manual Classified Counts
NIA	Net Internal Area
NMR	National Monuments Record
NO ₂	Nitrogen dioxide
NO _x	Nitrogen oxides

NOAEL	No Observed Adverse Effect Level
NPPF	National Planning Policy Framework.
NPSE	Noise Policy Statement for England
NSR	Noise Sensitive Receptor
OCC	Oxfordshire County Council
ONS	Office for National Statistics
OS	Ordnance Survey
PBRA	Preliminary bat roost assessment
PERA	Preliminary Environmental Risk Assessment
PPG	Pollution Prevention Guidance
PPS	Planning Policy Statement
PPV	Peak Particle Velocity
PTAL	Public Transport Accessibility Level
SAC	Special Areas of Conservation
SPA	Special Protection Area
SINC	Sites of Importance for Nature Conservation
SSSI	Site of Special Scientific Interest
SOAEL	Significant Observed Adverse Effect Level
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
SFRA	Strategic Flood Risk Assessment
SUDs	Sustainable Drainage Systems
TA	Transport Assessment
TPO	Tree Preservation Order
Zol	Zone of Influence
ZTV	Zone of Theoretical Visibility
ZTVI	Zone of Theoretical Visual Influence