



RIDGE

**ENVIRONMENTAL STATEMENT
FOR NEW STADIUM
DEVELOPMENT**

**ON BEHALF OF OXFORD UNITED
FOOTBALL CLUB**

VOLUME 1: MAIN TEXT

FEBRUARY 2024

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Chapter 1: Introduction

Chapter 2: Approach to EIA

Chapter 3: Description of the Site and Surrounding Area

Chapter 4: Description of the Proposed Development

Chapter 5: Consideration of Alternatives

Chapter 6: Planning Policy Context

Chapter 7: Landscape and Visual Impact

Chapter 8: Ecology and Nature Conservation

Chapter 9: Cultural Heritage and Archaeology

Chapter 10: Transport and Access

Chapter 11: Noise and Vibration

Chapter 12: Air Quality

Chapter 13: Lighting

Chapter 14: Flood Risk and Drainage

Chapter 15: Socio-Economics

Chapter 16: Climate Change

Chapter 17: Waste

Chapter 18: Major Accidents and Disasters

Chapter 19: Cumulative Effects

Chapter 20: Summary

Abbreviations

AADT	Annual Average Daily Traffic
AEP	Annual Exceedance Probability
ALARP	As Low as Reasonably Practical
AMIE	Archives and Monuments Information England
AONB	Areas of Outstanding Natural Beauty
AQAL	Air Quality Assessment Level
AQMA	Air Quality Management Area
AQO	Air Quality Objective
AQS	Air Quality Standard
ARN	Affected Road Network
ASHP	Air Source Heat Pump
ATC	Automatic Traffic Counters
AURN	Automatic Urban and Rural Network
AW	Ancient Woodland
BBOWT	Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust
BGS	British Geological Society
BREEAM	Building Research Establishment Environmental Assessment Method
BS	British Standard
CAS	Clean Air Strategy
CCRA	Climate Change Risk Assessment
CDC	Cherwell District Council
CEMP	Construction Environmental Management Plan
CEP	Community Employment Plan
CIBSE	Chartered Institute of Building Service Engineers
CIE	Commission Internationale de l'Eclairage (International Commission on Illumination)
CIEEM	Chartered Institute of Ecology and Environmental Management
CIFA	Chartered Institute for Archaeologists
CL:AIRE	Contaminated Land: Applications in Real Environments Definition of Waste:
DoW:CoP	Development Industry Code of Practise
CNEA	Clean Neighbourhoods and Environment Act
COMAH	Control of Major Accident Hazard Regulations 2015
CoPA	Control of Pollution Act
CO ₂	Carbon Dioxide
CO ₂ e	Carbon Dioxide Equivalent
CPRE	Campaign for the Protection of Rural England
CRT	Canal and River Trust
CRTN	Calculation of Road Traffic Noise
CTMP	Construction Traffic Management Plan
CTPHQ	The Counter Terrorism Policing Headquarters
C&D	Construction and Demolition
DAS	Design and Access Statement
DBA	Desk-Based Assessment
Defra	Department for Food and Rural Affairs
DfT	Department for Transport
DM	Do-Minimum
DMP	Dust Management Plan
DMRB	Design Manual for Roads and Bridges
DS	Do-Something
DWS	District Wildlife Site
EEA	European Environment Agency
EIA	Environmental Impact Assessment
EFL	English Football League
EFT	Emission Factor Toolkit
ELIA	Environmental Lighting Impact Assessment
EPA	Environmental Protection Act

EPR	Environmental Permitting (England and Wales) Regulations 2016
EPUK	Environmental Protection UK
ES	Environmental Statement
EU	European Union
FHS	Future Home Standard
FoSB	Friends of Stratfield Brake
FRA	Flood Risk Assessment
FTE	Full Time Equivalent
GB	Great Britain
GHG	Greenhouse Gas
GI	Green Infrastructure
GPA	Good Practice Advice
GVA	Gross Value Added
HDV	Heavy Duty Vehicle
HE	Historic England
HEAN	Historic England Advice Note
HER	Historic Environment Record
HGV	Heavy Goods Vehicle
HLA	Historic Land-Use Assessment
HLC	Historic Landscape Characterisation
IAQM	Institute of Air Quality Management
IDA	International Dark-Sky Association
IED	Improvised Explosive Device
IEMA	Institute of Environmental Management and Assessment
IES	Institute of Environmental Sciences
ILP	Institution of Lighting Professionals
IRZ	Impact Risk Zone
ITP	Interim Travel Plan
LAQM	Local Air Quality Management
LCA	Life Cycle Assessment
LCA	Landscape Character Assessment
LCAs	Landscape Character Areas
LCTs	Landscape Character Type
LGV	Light Goods Vehicle
LLFA	Local Lead Flood Authority
LIA	Local Impact Area
LOAEL	Lowest Observed Adverse Effect Level
LPA	Local Planning Authority
LDV	Light Duty Vehicle
LQ	Location Quotient
LSOA	Lower Super Output Area
LTCP	Local Transport and Connectivity Plan
LVIA	Landscape and Visual Impact Assessment
MAGIC	Multi-Agency Geographic Information for the Countryside
MMP	Institute of Environmental Management and Assessment
MSA	Mineral Safeguarding Area
NAP	National Adaptation Programme
NCN	National Cycle Network
NCR	National Cycle Route
NH	National Highways
NHLE	National Heritage List for England
NOEL	No Observed Effect Level
NO ₂	Nitrogen Dioxide
NO _x	Nitrogen Oxides
NH ₃	Ammonia
NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guidance
NPSE	Noise Policy Statement for England

NSR	Noise and vibration Sensitive Receptor
OCC	Oxford City Council
OCC	Oxfordshire County Council
OMWCS	Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy
OMWLP	Oxfordshire Minerals and Waste Local Plan
ONS	Office for National Statistics
OUFC	Oxford United Football Club
OUIc	Oxford United in the Community
OWMS	Operational Waste Management Strategy
P&R	Park and Ride
PAS	Publicly Available Specification
PCM	Pollution Climate Mapping
PIC	Personal Injury Collision
PM ₁₀	Course Particulate Matter
PM _{2.5}	Fine Particulate Matter
PPG	Planning Practice Guidance
PPG-TG	Planning Policy Guidance – Technical Guidance
PRoW	Public Right of Way
PV	Photovoltaics
RCP	Representative Concentration Pathway
RICS	Royal Institute of Chartered Surveyors
RLB	Red Line Boundary
RMP	Resource Management Plan
RPA	Root Protection Area
SAC	Special Areas of Conservation
SFRA	Strategic Flood Risk Assessment
SLL	Society of Light and Lighting
SNRHW	Stable Non-Reactive Hazardous Waste
SOAEL	Significant Observed Adverse Effect Level
SPA	Special Protection Areas
SQM	Sky Quality Meter
sqm	Square Metres
SSRMS	Stadia Sustainability and Resource Management Strategy
SSSI	Site of Special Scientific Interest
STRA	Security Threat and Risk Assessment
SuD _s	Sustainable Drainage Systems
SWMP	Site Waste Management Plan
TA	Transport Assessment
TEMPro	Trip End Model Presentation Programme
TMP	Traffic Management Plan
TP	Travel Plan
TTW	Travel to Work
TVERC	Thames Valley Environmental Records Centre
UEFA	Union of European Football Associations
UHI	Urban Heat Island
UK	United Kingdom
UNESCO	United Nations Educational, Scientific and Cultural Organization
VWHDC	Vale of White Horse District Council
VOA	Valuation Office Agency
WDI	Waste Data Interrogator
WEEE	Waste Electrical and Electronic Equipment
WFD	Waste Framework Directive
WHO	World Health Organization
WLC	Whole Life Carbon
WSI	Written Scheme of Investigation
ZOI	Zone of Influence
ZTV	Zone of Theoretical Visibility
25YEP	25-Year Environmental Plan

Glossary

A-weighting	The human ear also has a non-linear frequency response, being most sensitive in the frequency range 1 kHz to 4 kHz and is less sensitive at higher and lower frequencies. The A-weighting is a frequency response function commonly applied to the linear output of a microphone to simulate the subjective response of the ear. All environmental noise levels are A-weighted. Such levels are usually indicated by a subscript A or postscript (A).
Access Land	Land where the public have access either by legal right or by informal agreement.
Affected Road Network	All roads which trigger for assessment where traffic changes are above a threshold.
Annual Exceedance/ probability	The probability associated with a return period (RP). An event with a return period of 50 years has an AEP of 1/RP (0.02).
Applicant	Oxford United Football Club
Baseline	The baseline is the Site in its current condition as recorded in recent surveys and site inspections, as well as other available data.
Baseline Studies	Work done to determine and describe the environmental conditions against which any future changes can be measured or predicted and assessed.
Biodiversity Net Gain	A means of numerically calculating changes in the biodiversity of a site before and after development, by assigning values to habitats as proxy for wider biodiversity.
BREEAM	A leading sustainability assessment method for masterplanning, infrastructure and building projects. It recognises and reflects the value in higher performing assets across the built environment lifecycle, from new construction to in-use and refurbishment.
Candela, (cd)	Is the base unit of luminous intensity in the International System of Units (SI); that is, luminous power per unit solid angle emitted by a point light source in a particular direction.
Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Climate change allowances	A predicted variation to river flow, rainfall intensity or sea level rise due to future climate change.
Compensation	Measures devised to offset or compensate for residual adverse effects which cannot be prevented/avoided or further reduced.
Considerate Constructors Scheme	A national scheme whereby construction sites, companies and suppliers voluntarily register and agree to abide by the Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.
Construction Environmental Management Plan	The environmental management practices and measures contractors should adhere to on site to minimise and mitigate environmental impact that may arise during the construction period.
Construction Traffic Management Plan	Plan to organise site activities so that vehicle traffic and pedestrian traffic can be segregated to minimise the risk from vehicles, and so that traffic routes can be used safely.
Controlled Match Day Parking Zones (CPZs)	An area where parking is only permitted in designated parking bays, and the rest of the kerbside space is restricted by yellow lines. Any illegally parked cars are issued with a parking ticket.
Correlated Colour Temperature (CCT)	The colour appearance of emitted light measured in Kelvin. The temperature of the Planckian radiator whose perceived colour most closely resembles that of a given stimulus at the same brightness and under specified viewing conditions.
Community Employment Plans	Employer-led initiatives which can form part of section 106 planning obligations for significant developments. Guidance and support to implement CEPs are offered across Oxfordshire by OxLEP skills with an aim to maximise the benefits of new developments
Cumulative Effects	Effects that can arise from a combination of different effects at a specific location or the interaction of different effects over different periods of time.
Daylight Harvesting	Utilizing the ambient (natural & artificial) light present in a space. Dimming or switching OFF lighting when sufficient ambient light is present or when the space is unoccupied. Often utilising zoning or staggered dimming to achieve consistent illuminance levels during daylight hours.

dB	Abbreviation for 'decibel'
dB(A)	Abbreviation for the decibel level of a sound that has been A-weighted. Decibel Sound and noise are commonly described using the decibel (dB) scale, which is logarithmic in nature to relate to the response of the human ear. The range of human hearing commonly varies from the threshold of audibility (0 dB(A)) to the threshold of pain (120 dB(A)). Such limits are seldom experienced in practice and typical levels might vary between 30 dB(A) in a quiet bedroom at night to 90 dB(A) at the kerbside of a busy road.
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.
Designated Landscape	Areas of landscape identified as being of importance at international, national, or local levels, either defined by statute or identified in development plans or other documents.
Development	Any proposal that results in a change to the landscape and / or visual environment.
Direct effect	An effect that is directly attributable to the proposed development.
Direct Sky glow	The direct upward spill of light into the sky, which can cause a glowing effect and is often seen above cities when viewed from a dark area.
Disaster	A natural hazard (e.g. earthquake) or a man-made/external hazard (e.g. act of terrorism) with the potential to cause an event or situation that meets the definition of a major accident.
District Wildlife Site	A parcel of land designated as local nature importance.
'Do Nothing' Situation	Continued change or evolution in the landscape in the absence of the proposed development.
Effect	The term effect is used to describe an environmental response resulting from an impact, or series of impacts.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings
Embedded/Primary Mitigation	Mitigation already included in the design.
Enhancement	Proposals that seek to improve the landscape resource and the visual amenity of the proposed development site and its wider setting, over and above its baseline condition.
Environmental Impact Assessment (EIA)	The Process of gathering environmental information; describing a development; identifying and describing the likely significant environmental effects of the project; defining ways of preventing/ avoiding, reducing, or offsetting or compensating for any adverse effects; consulting the general public and specific bodies with responsibilities for the environment; and presenting the results to the competent authority to inform the decision on whether the project should proceed.
Environmental Statement	A statement that includes the information that is reasonably required to assess the environmental effects of the development and which the applicant can, having regard in particular to current knowledge and methods of assessment, reasonably be required to compile, but that includes at least the information referred to in the EIA Regulations.
Exceedance	A period of time when the concentration of a pollutant is greater than, or equal to, the relevant air quality standard
Fauna	Animal life present.
Feature	Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.
Flora	Plant life present.
Full Time Equivalent	A measure that accounts for both full-time and part-time employment and is based on the assumption that two part-time workers is equivalent to one full-time worker
Future Baseline	This is the natural change to the baseline conditions without the Proposed Development, as determined by available environmental information and scientific knowledge.
GHGs	Refer to the seven gases covered by the Kyoto Protocol: carbon dioxide (CO ₂), methane (CH ₄), nitrous oxide (N ₂ O), hydrofluorocarbons (HFCs), perfluorocarbons

	(PFCs), sulphur hexafluoride (SF6) and nitrogen trifluoride (NF3). These are measured in units of carbon dioxide equivalent (CO2e) which expresses the impact of each gas in terms of the amount of CO2 that would create the same impact. GHGs are commonly referred to as carbon.
Glare	(viewed source intensity) The uncomfortable brightness of the light source against a dark background which results in dazzling the observer, which may cause nuisance to residents and a hazard to road users.
Green Infrastructure (GI)	Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Gross Value Added	Measure of goods and services produced in an area, industry or sector of the economy
Heritage	The historic environment and especially valued assets and qualities such as historic buildings and cultural traditions.
Heritage Asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic Landscape Characterisation (HLC) and Historic Land-use Assessment (HLA)	Historic characterisation is the identification and interpretation of the historic dimension of the present-day landscape or townscape within a given area. HLC is the term used in England and Wales, HLA is the term used in Scotland.
Illustrative [plan]	Not submitted for planning approval
Illuminance (Lux)	The calculated as the density of lumen's per unit area and is expressed using lux (lumen's/square meter). Illuminance can be measured using a light meter and is expressed by the symbol \bar{E} and \bar{E}_m if the illuminance is a maintained average.
IMD Index of Multiple Deprivation	Made up of a series of indicators published by the Government for defined geographic areas (SOAs)
Impact	The term impact is used to describe a change in conditions.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the Site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Interim Travel Plan	An Interim Travel Plan is produced instead of a Full Travel Plan when the development is non residential and all the site occupiers/users are not fully known.
Inverse Square Law	Light intensity decreases with distance from source to receiving surface, and the rate of decrease is in proportion to the square of the distance between emitter and receiver. This means that as the distance from the light source doubles, the light intensity decreases by a factor of 4. This is represented by the formula $Intensity \propto Distance^2$.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which responds to growing understanding of environmental issues.
Key Characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
L_{Aeq} (Equivalent continuous sound pressure level)	Time-varying noise such as that from industrial or construction operations may not best be described using the statistical approach described above. The equivalent continuous noise level, L_{Aeq} , may be used, which is the notional level of a steady sound which, at a given position and over the same period of time, would deliver the same sound energy as the fluctuating one.
Land Cover	The surface cover of the land, usually expressed in terms of vegetation cover or lack of it. Related to but not the same as land use.
Land Use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	The shape and form of the land surface which has resulted from combinations of geology, geomorphology, slope, evolution and physical processes.

Landscape	An area, as perceived by people, the character of which is the result of the action and interaction of natural and / or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape Character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCAs)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment (LCA)	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make the landscape distinctive. The process results in the production of a Landscape Character Assessment.
Landscape Character Type (LCTs)	These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but, wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation and historical land use and settlement pattern, and perceptual and aesthetic attributes.
Landscape Effects	Effects on the landscape as a resource in its own right.
Landscape Quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
Landscape Receptors	Defined aspects of the landscape resources that have the potential to be affected by proposal.
Landscape Strategy	The overall vision and objectives for what the landscape should be like in the future, and what is thought to be desirable for a particular landscape type or area as a whole, usually expressed in formally adopted plans and programmes or related documents.
Landscape Value	The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a wide variety of reasons.
Level	The general term used to describe a sound once it has been converted into decibels.
Light trespass/intrusion (vertical and horizontal)	The spilling of light beyond the boundary of a property, which may cause nuisance to others.
Local Impact Area	Electoral wards of Kidlington West and Kidlington East
Location Quotient	A statistic which measures the impact a region's industrial specialisation relative to a larger geographical unit
Lower Super Output Area	A geographical area which typically has a population of around 1,500 people or 650 homes
Lumen's	A measure of the quantity of light, referred to as luminous flux or just flux, emitted by a light source. For example, a 60-watt incandescent bulb provides about 840 lumen's.
Luminance (cd/m ²)	Is a photometric measure of the luminous intensity per unit area of light travelling in a given direction. It describes the amount of light that passes through, is emitted or reflected from a particular area. In basic terms it would often be referred to as the "brightness" of an object typically when viewed against a dark background. This can be measured using a light meter but is more often calculated.
Lux	SI derived unit of illuminance and luminous emittance, measuring luminous flux per unit area. It is equal to one lumen per square metre.
LWA	Short notation used to indicate sound power level
Magnitude	A combination of the nature, size, extent and duration of an effect
Major Accident	Events that threaten immediate or delayed serious environmental effects to human health, welfare and/or the environment and require the use of resources beyond those of the client or its appointed representatives to manage. Whilst malicious intent is not accidental, the outcome (e.g. train derailment) may be the same and

	therefore many mitigation measures will apply to both deliberate and accidental events.
Mitigation measures	Introduced to avoid or reduce a significant effect of a proposal
Maintenance factor	Usually a percentage is allowed for in lighting calculations to allow for the effects of time on fittings and their surroundings. Light sources, drop in output, fittings and surroundings become dirtier, several factors combine to reduce the amount of light available. A typical maintenance factor would be 70% this would ensure an installation was still meeting required light levels in for example 3 years. For this report a factor of 100% (unity) has been used, that is a day one, worst case scenario.
Monin-Obukhov Length	a length describes the effect of buoyancy on atmospheric turbulence and is described as the height at which turbulence is generated more by buoyancy than by wind shear
Noise	Sound that evokes a feeling of displeasure in the environment in which it is heard and is therefore unwelcomed by the receiver
Noise Emission	The noise emitted by a source of sound.
Noise Sensitive Receptors	Any dwellinghouse, hotel or hostel, health building, educational establishment, place of worship or entertainment, or any other facility or other area of high amenity which for its proper enjoyment requires the absence of noise at nuisance levels.
Non-Statutory Designated Sites	Parcels of land designated by non-government conservation bodies such as Wildlife Trusts. These have no formal legal protection but have a degree of protection under national planning legislation and in Local plans.
Non Technical Summary	A summary of the Environmental Statement in 'non-technical language'
Outline planning application	Seeks to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority, before a fully detailed proposal is put forward
Ordinary Watercourse	All watercourses that are not designated Main River, and which are the responsibility of Lead Local Flood Authorities or, where they exist, internal drainage boards (IDB).
Parameters	A limit or boundary which defines the scope of a particular process or activity.
Perception	Combines the sensory (that we receive through our senses) with the cognitive (our knowledge and understanding gained from many sources and experiences).
Photomontage	A visualisation which superimposes an image of proposed development upon a photograph or series of photographs.
Pluvial flooding	Flooding from water flowing over the surface of the ground; often occurs when the soil is saturated and natural drainage channels or artificial drainage systems have insufficient capacity to cope with additional flow.
Qualitative	The subjective quality of something rather than its quantity
Quantitative	Can be measured and expressed as a quantity
Rating Level	The level equal to the LAeq during a specified time interval plus specified adjustments for tonal character and/or impulsiveness of the sound.
RCP 8.5	This climate scenario for this assessment consists of a high GHG emissions scenario, Representative Concentration Pathway (RCP) 8.5, as this represents a 'precautionary approach' or worst case within risk assessments.
Receptor	Features of the natural environment that could be affected by development (population and human health, biodiversity, land, soil, water, air and climate, material assets, cultural, heritage and landscape).
Reserved matters	Aspects of a proposed development which an applicant can choose not to submit details of with an outline planning application
Residual effects	The significant environmental effects remaining following mitigation
Risk	of the impact on a receptor if it does occur.
Scenario	A range of assessment tests undertaken.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focus on the important issues and avoid those that are considered to be less significant.

Section 106	Agreement Mitigation may be secured in an agreement made pursuant to s106 of the Town and Country Planning Act 1990.
Section 278	Agreement Under s278 of the Highways Act 1980, a local highways authority can enter into a legal agreement with a developer (in order to facilitate development) for the developer to either pay for or make alterations or improvements to the highway.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
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.
Significance	The relationship between the magnitude of an effect and the sensitivity of the affected receptor.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
Site	Land East of Stratfield Brake and West of Oxford Parkway Station, known as The Triangle
Site of Special Scientific Interest	A parcel of land designated by national government for national nature conservation importance. This can be for natural habitats, geological features, or species of plant or animal.
Sound	Physically: a regular and ordered oscillation of air molecules due to a source of vibration which creates fluctuating positive and negative acoustic pressure above and below atmospheric pressure. Subjectively: the sensation of hearing caused by the ear being excited by the acoustic oscillations described above.
Sound pressure level	A measure of the sound pressure at a point, in decibels.
Sound power level	The total sound power radiated by a source, in decibels.
Specific noise level	A component of ambient noise levels which can be specifically identified by acoustical means and may be associated with a specific source.
Spill light	The unwanted spillage of light onto adjacent areas and may affect sensitive receptors, particularly residential properties and ecological sites.
SSSI Impact Risk Zone	The Impact Risk Zones (IRZs) are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.
Stakeholders	The whole constituency of individuals and groups who have an interest in a subject or place.
Statutory Designated Sites	Parcels of land designated for nature conservation importance by a national or local government. There are various level of legal protection and landowner obligation depending on the type of designation.
Susceptibility	The ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.
Sustainable Drainage Systems	Concept of surface water drainage which takes into account the quantity and quality of runoff, and the amenity value of surface water in the urban environment. The main focus is on source control and the mimicking of natural processes.
Time Depth	Historical layering – the idea of landscape as a 'palimpsest', a much written-over manuscript.
Tone	The concentration of acoustic energy into a very narrow frequency range.
Townscape	The character and composition of the built environment including the buildings and the relationships between them, the different types of urban open space, including green spaces, and the relationship between buildings and open spaces.

Traffic Management Plan	Plan to manage match day crowds and traffic flows safely and effectively to minimise effects on the wider transport network.
Tranquillity	A state of calm and quietude associated with peace, considered to be a significant asset of landscape.
Travel Plan	A (full) Travel Plan is a long term management strategy that seeks to deliver sustainable transport objectives for an organisation or site. It is a living document that is implemented, regularly monitored and reviewed, and has an identified owner.
Travel to Work	Travel To Work data from the 2011 Census which can be used to determine job leakage and commuter patterns
Upward Light Ratio (ULR)	Expressed as a percentage of upward light compared to downward light.
Valuation Office Agency	Gives government the valuations and property advice needed to support taxation and benefits
Variable Message Signage	Digital road signs used to inform car drivers about specific temporary events and real-time traffic conditions.
Visual Amenity	The overall pleasantness of the views people enjoy of their surroundings, which provide an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual Effects	Effects on the specific views and on the general visual amenity experienced by people.
Visual receptors	Individual and / or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development.
Working Age Population	Population aged 16-64 years old.
Zone of Theoretical Visibility (ZTV; sometimes Zone of Visual Influence)	A map; usually digitally produced, showing areas of land within which development is theoretically visible.