

Environmental Statement

April 2025

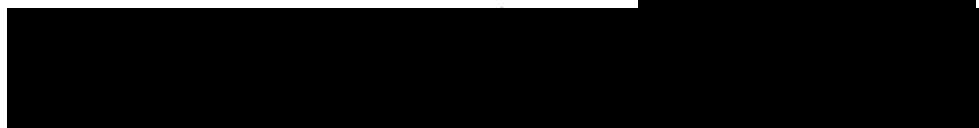


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Comments

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Glossary of Terms

µg/m ³ micrograms per cubic metre	A measure of concentration in terms of mass per unit volume. A concentration of 1µg/m ³ means that one cubic metre of air contains one microgram (millionth of a gram) of pollutant.
Above Ordnance Datum (AOD)	Land levels in the UK are measured relative to the average sea level at Newlyn in Cornwall. This average level is referred to as 'Ordnance Datum'. Benchmarks, spot heights and contours on UK Ordnance Survey maps show heights above Ordnance Datum in metres.
Accuracy	A measure of how well a set of data fits the true value.
Additionality	The collective term for 'displacement', 'leakage' and 'multipliers'.
Adverse	Having a negative/harmful effect on a receptor.
Air Quality Objective	Policy target generally expressed as a maximum ambient concentration to be achieved, either without exception or with a permitted number of exceedances within a specific timescale (see also air quality standard).
Air Quality Standard	The concentrations of pollutants in the atmosphere which can broadly be taken to achieve a certain level of environmental quality. The standards are based on the assessment of the effects of each pollutant on human health including the effects on sensitive sub groups (see also air quality objective).
Ambient	The totally encompassing sound in a given situation.
Amenity	An element of a location or neighbourhood that helps to make it attractive or enjoyable for residents and visitors.
Annual Average Daily Traffic (AADT)	A daily total traffic flow (24 hours), expressed as a mean daily flow across all 365 days of the year.
Annual exceedance probability (AEP)	this is the percentage probability that a given event could occur in any given year.
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.
Ashford Borough Council (ABC)	The Local Planning Authority
Baseline	Existing environmental conditions present on, or near a site, against which future changes may be measured or predicted.
Beneficial	The changes produce benefits in terms of transportation and access (such as reduction of traffic, travel time or patronage, or provision of a new service, access or facility)
Climate Change (CC)	Climate Change, reference to long term shifts in temperature and weather patterns.
Conservation	The preservation or enhancement of a species or building/structure.
Conservation Area	An area designated under the 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.
Cumulative Effects	The total effects on a receptor when effects from all sources are considered, including in-combination effects and from other surrounding schemes.
Decibel (dB)	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 is the decibel (dB). As the decibel is a logarithmic ratio, the laws of logarithmic addition and subtraction apply.
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.
Desk-based Assessment	A written document whose purpose is to determine, as far as is reasonably possible from existing records, the nature of the historic environment resource/heritage assets within a specified area.
Direct jobs	Jobs created as a result of the construction and operation of a development.

Displacement	The level of employment likely to be lost, moved or adversely affected as a result of the Development
Driver Delay	Delay caused to drivers as a result of traffic generated by the Development
During Operation	Assesses the daylight and sunlight impacts of the Proposed Development during the operational phase (i.e. completed development) on the residential receptors surrounding the site;
Dust	Fine particles of solid materials ranging in size from 1 to 75µm (micrometres or microns - millionths of a metre) 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.
Easement	The right to use or access land for a specific purpose where legal title to the underlying land is retained by the original owner for all other purposes.
EIA Development	Development that falls under the Schedule 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015) as requiring an EIA.
Embodied Carbon	Embodied carbon means all the CO ₂ emitted in producing materials. It's estimated from the energy used to extract and transport raw materials as well as emissions from manufacturing processes
Emission	A material that is expelled or released to the environment. Usually applied to gaseous or odorous discharges to the atmosphere.
Emission Rate	The quantity of a pollutant released from a source over a given period of time.
Environment Agency (EA)	Environmental Agency, Government authority with respect to environmental approvals.
Environmental Impact Assessment (EIA)	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.
Environmental Statement	Document that reports the findings of an Environmental Impact Assessment.
Exceedence	A period of time where the concentrations of a pollutant is greater than, or equal to, the appropriate air quality standard.
Existing Baseline	Identifies the existing baseline conditions for daylight and sunlight to residential properties surrounding the Development Site
Fear and Intimidation	The impact of this is dependent on the volume of traffic, its HGV composition, its proximity to people or the lack of protection caused by such factors as narrow pavement widths
Flood Risk Assessment (FRA)	Flood Risk Assessment, an assessment of the risk of flooding from all flooding mechanisms, the identification of flood mitigation measures and should provide advice on actions to be taken before and during a flood.
Grade I listed building	A listed building of exceptional interest.
Grade II* listed building	Particularly significant buildings of more than local interest.
Green House Gas Emissions	A gas that contributes to the greenhouse effect by absorbing infrared radiation. For the purpose of this ES chapter, carbon emissions are being considered.
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 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.
In situ	In the natural, original position.
Indirect jobs	Jobs created in firms supplying goods and services to construction and operational workers.
Inherent mitigation	Mitigation measures what are already 'built in' to the Development
L _{A10}	The noise level exceeded for 10% of the measurement period. It has been used in the UK for the assessment of road traffic noise.

L _{A90}	The noise level exceeded for 90% of the measurement period. It is generally used to quantify the background noise level, the underlying level of noise which is present even during the quieter parts of the measurement period.
L _{Aeq, T}	The A-weighted sound pressure level of the steady sound which contains the same acoustic energy as the noise being assessed over a specific time period, T.
L _{AMAX}	Maximum value that the A-weighted sound pressure level reaches during a measurement period. L _{Amax F} , or Fast, is averaged over 0.125 of a second and L _{Amax S} , or Slow, is averaged over 1 second. Maximum noise levels were all monitored using the Fast response.
Lead Local Flood Authority (LLFA)	Lead Local Flood Authority, are responsible for developing, maintaining and applying a strategy for local flood risk management in their areas and for maintaining a register of flood risk assets.
Leakage	The number of jobs likely to be taken up by people outside of Ashford Borough
Leq / Leq,T	Leq is a parameter defined as the equivalent continuous sound pressure level. Over a defined time period 'T', it is the sound pressure level equivalent to the acoustic energy of the fluctuating sound signal.
Listed building	A structure of architectural and/or historical interest. These are included on the Secretary of State's list, which affords statutory protection. These are subdivided into Grades I, II* and II (in descending importance).
Local effects	Effects affecting neighbouring receptors
Local Planning Authority (LPA)	Ashford Borough Council
Lowest Observed Adverse Effect Level (LOAEL)	Lowest Observed Adverse Effect Level: Level above which adverse effects on health and quality of life can be detected
Mitigation (measure)	The measures put forward to prevent, reduce and where possible, offset any adverse effects on the environment.
Model adjustment	Following model verification, the process by which modelled results are amended. This corrects for systematic error.
Multiplier Effects	The additional economic benefit that will be derived as a direct result of the income earned by the new employment as an indirect result of supply chain linkages
National effects	Effects affecting receptors within the United Kingdom
National Planning Policy Framework	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
National Planning Policy Framework (NPPF)	National Planning Policy Framework, a framework within which locally prepared plans for developments can be produced.
National Planning Policy Statement	National Planning Policy Statement (PPS) 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.
No Observed Effect Level (NOEL)	No Observed Effect Level: Level below which no effect on health and quality of life due to noise can be detected;
Noise	An unwanted sound that is loud, unpleasant or that causes disturbance.
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.
Objectives (Air Quality)	A nationally defined set of health-based concentrations for nine pollutants, seven of which are incorporated in Regulations, setting out the extent to which the standards should be achieved by a defined date. There are also vegetation-based objectives for sulphur dioxide and nitrogen oxides
Operational emissions	The amount of carbon emitted during the operational or in-use phase of a building. This includes the use, management, and maintenance of a product or structure. For the purpose of this chapter, operational emissions from transport during the building(s) use has been considered.

Particulate matter	Discrete particles in ambient air, sizes ranging between nanometres (nm, billionths of a metre) to tens of micrometres or microns.
Peak Particle Velocity (PPV)	Peak particle velocity is a measurement of ground vibration and refers to the displacement of ground particles at surface in terms of millimetres per second (mms ⁻¹). Good practice guidance establishes a direct link between this unit of measurement and the likelihood of adverse comment and building damage associated with vibration.
Pedestrian and Cycle Delay	Delay caused to pedestrians and cyclists as a result of the Development
Permanent	Long-lasting or non-fading.
Planning Condition	A condition imposed on a grant of planning permission.
Planning Obligation	A legal agreement entered into under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Policy Guidance	Statements of the Government's national policy and principles towards certain aspects of the town planning framework. These policy documents have been replaced by Planning Policy Statements (see below).
Planning Policy Statement	A document issued by central government to replace the existing Planning Policy Guidance notes under the provisions of the Planning and Compulsory Purchase Act 2004. They are statements of the British Government's national policy regarding aspects of the town planning framework. They apply only in England.
PM ₁₀	Particulate matter with an aerodynamic diameter of less than 10 micrometres.
PM _{2.5}	Particulate matter with an aerodynamic diameter of less than 2.5 micrometres.
Public Consultation	The act of consulting the public and interested stakeholders, to take account of opinions on the proposed development.
Public Transport Accessibility Level (PTAL)	A measure which rates locations by distance from frequent public transport services
Public Transport Delay	Delay caused to public transport services/users as a result of the Development
Qualitative	Pertaining to or concerned with quality or qualities.
Quantitative	Of or pertaining to the describing or measuring of quantity.
RAMSAR	A Ramsar site is a wetland site designated to be of international importance under the Ramsar Convention
Rating noise level (L _A ,Tr)	The specific noise level of the source plus any adjustment for characteristic features of the noise. The adjustments are defined in BS 4142.
Regional effects	Effects affecting receptors across the region
Residual	When used to describe archaeological artefacts, this means not in situ, i.e., found outside the context in which it was originally deposited.
Residual effects	Environmental effects remaining after mitigation measures have been implemented.
Risk assessment	An assessment of the likelihood and severity of an occurrence.
Scoping	An initial stage in determining the nature and potential scale of environmental effects arising as a result of a development, and an assessment of what further studies are required to establish their significance.
SDO Site	The western and eastern sites, which were subject to planning as part of the SDO applications.
Search area	Defined area surrounding a site in which archaeological data is collected and analysed in order to set a site into its archaeological and historical context.
Sensitive Receptor	Receptors comprise anything that may be affected by an environmental effect, be this human beings, socio-economic activity, habitats, species, controlled waters, landscape or cultural heritage.
Sensitivity	The capacity of an organ or organism to respond to stimulation.
Setting	The context in which a building or area can be appreciated.

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.
Severance	The perceived division that can occur within a community when it becomes separated by a major traffic artery. The term is used to describe a complex series of factors that separate people from places and other people. Severance may result from the difficulty of crossing a heavily trafficked road or a physical barrier created by the road itself. It can also relate to quite minor traffic flows if they impede pedestrian access to essential facilities
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.
Significant	Important; of consequence
Significant Observed Adverse Effect Level (SOAEL)	Significant Observed Adverse Effect Level: Level above which significant adverse effects on health and quality of life occur
Sound	Vibrations that travel through the air or another medium and can be heard when they reach a person's ear.
Source	Location from which contamination or disturbance is, or was, derived.
Standards	A nationally defined set of concentrations for nine pollutants below which health effects do not occur or are minimal
Sub-regional effects	Effects affecting areas adjacent to the administrative area of BC
Sustainable Development	Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs.
Sustainable Urban Drainage System (SuDS)	Sustainable Urban Drainage Systems, methods to capture, store, treat, control and discharge surface water in urban environment using sustainable techniques.
Temporary	Lasting existing, serving, or effective for a time only; not permanent.
The Application Site	The area of the Development.
The Development	Sevington Inland Border Facility, Ashford
Threshold	The minimum value that will produce a response or specified effect.
Topography	The natural or artificial features, level and surface form of the ground surface.
Type 1 effect	The cumulative effect of at least two interacting aspects of a proposed scheme (e.g. the combined effect of adverse noise, air quality and water quality effects on a habitat).
Type 2 effect	The cumulative effect caused by the combination of a proposed scheme and other existing or future projects.
UKAS	The National Accreditation Body for the United Kingdom, appointed by the Government to assess and accredit organisations that provide services including certification, testing, inspection and calibration
Uncertainty	A measure, associated with the result of a measurement that characterizes the range of values within which the true value is expected to lie. Uncertainty is usually expressed as the range within which the true value is expected to lie with a 95% probability, where standard statistical and other procedures have been used to evaluate this figure. Uncertainty is more clearly defined than the closely related parameter 'accuracy', and has replaced it on recent European legislation.
Vibration	A to-and-fro motion; a motion which oscillates about a fixed equilibrium position.

Abbreviations

AAWT	Average Annual Weekday Traffic
ABC	Ashford Borough Council
ALEED	Analysis of the Likely Environmental Effects of the Development
AQAL	Air Quality Assessment Level
AQG	Air Quality Guideline
AQMAs	Air Quality Management Areas
AQS	Air Quality Strategy
BCP	Border Control Post
BNL	Basic Noise Levels
BRES	Business Register and Employment Survey
CC	Climate Change
CIEEM	Chartered Institute of Ecology and Environmental Management
CLE	Critical Levels
CLO	Critical Load
CRoW	Countryside and Rights of Way (Act, 2000)
CTRL	Channel Tunnel Rail Link
DEFRA	Department for Environment, Food and Rural Affairs
DfT	Department for Transport
DLUHC	Department of Levelling Up, Housing Communities
EA	Environmental Agency
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
EPS	European Protected Species
EPSL	European Protected Species Licences
EPUK	Environmental Protection UK
ES	Environmental Statement
EU	European Union
FRA	Flood Risk Assessment
FTE	Full Time Equivalent
GCN	Great Crested Newts
GEA	Gross External Area
GHG	Greenhouse Gas
GIA	Gross Internal Area
GIS	Geographical Information Systems
GVA	Gross Value Added
ha	Hectare(s)
HCA	Homes and Communities Agency
HER	Historic Environment Record

HGV	Heavy Goods Vehicle
HMRC	His Majesty's Revenues & Customs
IAQM	Institute of Air Quality Management
IBF	Inland Border Facility
IEFs	Important Ecological Features
IEMA	Institute of Environmental Management and Assessment
KCC	Kent County Council
LAQM	Local Air Quality Management
LEMP	Landscape and Ecological Management Plan
LIA	Local Impact Area
LLFA	Lead Local Flood Authority
LNR	Local Nature Reserve
LOAEL	Lowest Observed Adverse Effect Level
LPA	Local Planning Authority
LVIA	Landscape and Visual Assessment
LWS	Local Wildlife Sites
mph	Miles per hour
NE	Natural England
NIA	Net Internal Area
NOEL	No Observed Effect Level:
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NPSE	Noise Policy Statement For England
NTS	Non-Technical Summary
ONS	Office for National Statistics
PEA	Preliminary Ecological Appraisal
PPG	Planning Practice Guidance
PRoW	Public Right of Way
SAC	Special Area of Conservation
SDO	Special Development Order
SNPP	Sub-National Population Projections
SOAEL	Significant Observed Adverse Effect Level
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Urban Drainage Systems
TRL	Transport Research Laboratory
UK	United Kingdom
UKBF	UK Biodiversity Framework
WHO	World Health Organization