# Glossary

| Term | Definition |
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| Aquifer | Underground layers of saturated rock through which water can readily move. Water can be transmitted to the surface via natural springs and wells. |
| Catchment | An area which drains to a specific watercourse, or a given point on a watercourse, waterbody or other body of water. |
| Critical Drainage Area | Specific geographic areas (usually catchment areas) that have been identified as having multiple and interlinked sources of flood risk (surface water, groundwater, sewer, main river and/or tidal) during heavy weather periods, leaving people, property and local infrastructure at risk. These areas are defined by a Borough’s Surface Water Management Plan (SWMP) and does not include areas with critical drainage problems as designated by the EA. |
| Development | Defined as one (or more) of the following:   * Building operations, which includes structural alterations, construction, rebuilding, and most demolition. * Material changes of use of land and buildings. * Certain engineering operations such as groundworks. * Mining operations. * Other operations normally undertaken by a person carrying on a business as a builder. * Subdivision of a building (including any part it) used as a dwelling for use as two or more separate dwelling houses. |
| Drainage Strategy | A report analysing surface water flood risk for the proposed site and the surrounding area. The strategy should analyse water behaviour around the site, establishing runoff rates, flow pathways and flood depths under different rainfall events. The strategy should also investigate the impacts that the proposed development will have on the site, and provide measures to ensure the site is compliant with national and local policy requirements. |
| Dry Island | An area in Flood Zone 2 or 3 surrounded by land which has a higher risk of flooding. |
| Exception Test | Defined within the Flood Risk and Coastal Change [Planning Practice Guidance](https://www.gov.uk/guidance/flood-risk-and-coastal-change#The-Exception-Test-section), this is a method carried out for certain development sites following the application of the Sequential Test. The Exception Test is designed to demonstrate and help ensure that flood risk will be managed satisfactorily, while allowing necessary development to proceed in situations where suitable sites at lower risk of flooding are not available. |
| Flood Risk | A combination of the probability and the potential consequences of flooding from all sources. This includes flood risk from rivers and the sea, directly from rainfall on the ground surface (surface water runoff), rising groundwater, overwhelmed sewers and drainage systems, the overtopping of reservoirs, canals and lakes, and other artificial sources. |
| Flood Risk Assessment | A site-specific study to assess current and future flood risk for a proposed development area. The Assessment should demonstrate how flood risk will be managed now and in the future during the lifetime of the proposed development. |
| Flood Storage Compensation | Replacing floodplain storage lost through development by reducing nearby ground levels to provide more volume. Compensatory storage provided must equal or exceed the storage lost to reduce the chances of local or downstream flood risk increasing. |
| Flood Zone | A geographic area with a defined flood risk and accompanying designated annual probability of flooding, primarily from river (‘fluvial’) flooding or sea (‘tidal’) flooding. Flood Zone definitions are set by the National Planning Policy Framework, Flood Risk and Coastal Change Planning Practice Guidance and Local Planning Authorities. |
| Flood Zone 1 | Defined in the [Planning Practice Guidance](https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables) as land that has a ‘Low Probability’ of fluvial or tidal flooding. There is a less than 1 in 1,000 (< 0.1%) annual probability of river or sea flooding. |
| Flood Zone 2 | Defined in the [Planning Practice Guidance](https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables) as land that has a ‘Medium Probability’ of fluvial or tidal flooding. There is a 1 in 100 to 1 in 1,000 (1% to 0.1%) annual probability of river flooding, or a 1 in 200 to 1 in 1,000 (0.5% to 0.1%) annual probability of sea flooding. |
| Flood Zone 3 | Defined by the [Environment Agency](http://apps.environment-agency.gov.uk/wiyby/cy/151263.aspx) as land that has a greater than 1 in 100 (> 1%) annual probability of river flooding, or a greater than 1 in 200 (> 0.5%) annual probability of sea flooding. |
| Flood Zone 3a (fluvial / tidal) | Defined as the following:   * Land within modelled fluvial flood risk extents predicted for up to, and including, 1 in 100 year return period events * Land within modelled tidal flood risk extents predicted for up to and including 1 in 200 year return period events   Refer to *Section 3.11* for full information. |
| Flood Zone 3a (surface water) | Refer to *Section 3.11* for full information. |
| Flood Zone 3b (fluvial / tidal) | Refer to *Section 3.11* for full information. |
| Floodplain | An area of land which experiences flooding when flood management infrastructure exceeds capacity. In these times, water either flows over this area of land or is stored on them. |
| Greenfield Runoff Rate | The rate at which rainfall runs off from an undeveloped, naturally permeable site. |
| Local Lead Flood Authority | As defined in the [Flood and Water Management Act (2010)](http://www.legislation.gov.uk/ukpga/2010/29/pdfs/ukpga_20100029_en.pdf) as the unitary authority (or county council if there is no unitary authority) that leads in managing local flood risks.  For further information, see Table 3-1 which contains highlights Risk Management Authorities and their responsibilities. |
| Main River | A statutory type of watercourse designated as such by the [Environment Agency](http://apps.environment-agency.gov.uk/wiyby/151293.aspx) in England and Wales. These watercourses tend to be larger rivers and streams but are not exclusively so. The Environment Agency has powers to carry out maintenance and operational works on these watercourses, including flood defence works. |
| Major Development | Defined in the [Town & Country Planning (Development Management Procedure) Order 2015](http://www.legislation.gov.uk/uksi/2015/595/pdfs/uksi_20150595_en.pdf) as one of the following:   * For residential developments, the provision of 10 or more dwellings, or a site of 0.5 hectares or more. * For non-residential development, new floorspace of 1,000 square metres or more, or a site of 1 hectare or more. * Developments that use land for mineral-working deposits, or the winning and working of minerals. * A waste development. |
| Minor Development | For the purposes of the planning applications and development requirements in this SFRA, Minor developments within the flood risk management context are developments which are not classified as Major and:   * Impact the flood plain and / or * Impact the footprint of the building(s) and / or * Development within the curtilage of an existing dwelling |
| Ordinary Watercourses | A watercourse that is not designated as a Main River. It includes rivers, streams, land and roadside ditches, drains, cuts, culverts, dikes, sluices, some sewers (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows. |
| Residual Risk | Defined in the [Planning Practice Guidance](https://www.gov.uk/guidance/flood-risk-and-coastal-change#development-will-be-safe) as the risks that remain after applying the sequential approach and taking steps to mitigate against flood risk. |
| Risk Management Authorities | Defined within the [Flood and Water Management Act (2010)](http://www.legislation.gov.uk/ukpga/2010/29/pdfs/ukpga_20100029_en.pdf), these include Lead Local Flood Authorities, highway authorities, water and sewerage companies, plus the Environment Agency. |
| Sequential Test | Defined within the Flood Risk and Coastal Change [Planning Practice Guidance](https://www.gov.uk/guidance/flood-risk-and-coastal-change#aim-of-Sequential-Test), this is a sequential approach which aims to steer new development to areas with the lowest probability of flooding. |
| Strategic Flood Risk Assessment | A study carried out by one or more Local Planning Authorities to assess the risk of flooding from all sources, now and in the future, in a given geographical area. The Assessment takes into account the impacts of climate change and assesses the impact that development and land use changes in the area will have on flood risk. |
| Sustainable Drainage Systems | A sequence of measures and techniques designed to manage surface water runoff. The management practices and structures mimic natural processes to control flow rates, improve water quality, and improve water drainage and groundwater recharge. |