

environment/two/planning-policy/local-development-framework/core-strategy/evidence-and-supporting-documents/

Glossary

General terms

BGS	British Geological Survey
EA	Environment Agency
GeoSmart groundwater flood risk model	GeoSmart's national groundwater flood risk model takes advantage of all the available data and provides a preliminary indication of groundwater flood risk on a 50m grid covering England and Wales. The model indicates the risk of the water table coming within 1 m of the ground surface for an indicative 1 in 200 year return period scenario.
Dry-Island	An area considered at low risk of flooding (eg. In a Flood Zone 1) that is entirely surrounded by areas at higher risk of flooding (eg. Flood Zone 2 and 3)
Flood resilience	Flood resilience of wet-proofing accepts that water will enter the building, but through careful design will minimise damage and allow the re-occupancy of the building quickly. Mitigation measures that reduce the damage to a property caused by flooding can include water entry strategies, raising electrical sockets off the floor, hard flooring.
Flood resistance	Flood resistance, or dry-proofing, stops water entering a building. Mitigation measures that prevent or reduce the likelihood of water entering a property can include raising flood levels or installation of sandbags.
Flood Zone 1	This zone has less than a 0.1% annual probability of river flooding
Flood Zone 2	This zone has between 0.1 and 1% annual probability of river flooding and between 0.1% and 0.5 % annual probability sea flooding
Flood Zone 3	This zone has more than a 1% annual probability of river flooding and 0.5% annual probability of sea flooding
Functional Flood Plain	An area of land where water has to flow or be stored in times of flood.
Hydrologic model	A computer model that simulates surface run-off or fluvial flow. The typical accuracy of hydrologic models such as this is $\pm 0.25\text{m}$ for estimating flood levels at particular locations.
OS	Ordnance Survey
Residual Flood Risk	The flood risk remaining after taking mitigating actions.
SFRA	Strategic Flood Risk Assessment. This is a brief flood risk assessment provided by the local council
SuDS	A Sustainable drainage system (SuDS) is designed to replicate, as closely as possible, the natural drainage from the Site (before development) to ensure that the flood risk downstream of the Site does not increase as a result of the land being developed. SuDS also significantly improve the quality of water leaving the Site and can also improve the amenity and biodiversity that a site has to offer. There are a range of SuDS options available to provide effective surface water management that intercept and store excess run-off. Sites over 1 Ha will usually require a sustainable drainage assessment if planning permission is required. The current proposal is that from April 2014 for more than a single dwelling the drainage system will require approval from the SuDs Approval Board (SABs).

Aquifer Types

Principal aquifer

These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

Secondary A aquifer

Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

Secondary B aquifer

Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

Secondary undifferentiated

Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

Unproductive Strata

These are rock layers or drift deposits with low permeability that has negligible significance for water supply or river base flow.

NPPF (2012) terms

Exception test

Applied once the sequential test has been passed. For the exception test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk and a site-specific FRA must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Sequential test

Aims to steer new development to areas with the lowest probability of flooding.

Essential infrastructure

Essential infrastructure includes essential transport infrastructure, essential utility infrastructure and wind turbines.

Water compatible

Water compatible land uses include flood control infrastructure, water-based recreation and lifeguard/coastal stations.

Less vulnerable

Less vulnerable land uses include police/ambulance/fire stations which are not required to be operational during flooding and buildings used for shops/financial/professional/other services.

More vulnerable

More vulnerable land uses include hospitals, residential institutions, buildings used for dwelling houses/student halls/drinking establishments/hotels and sites used for holiday or short-let caravans and camping.

Highly vulnerable

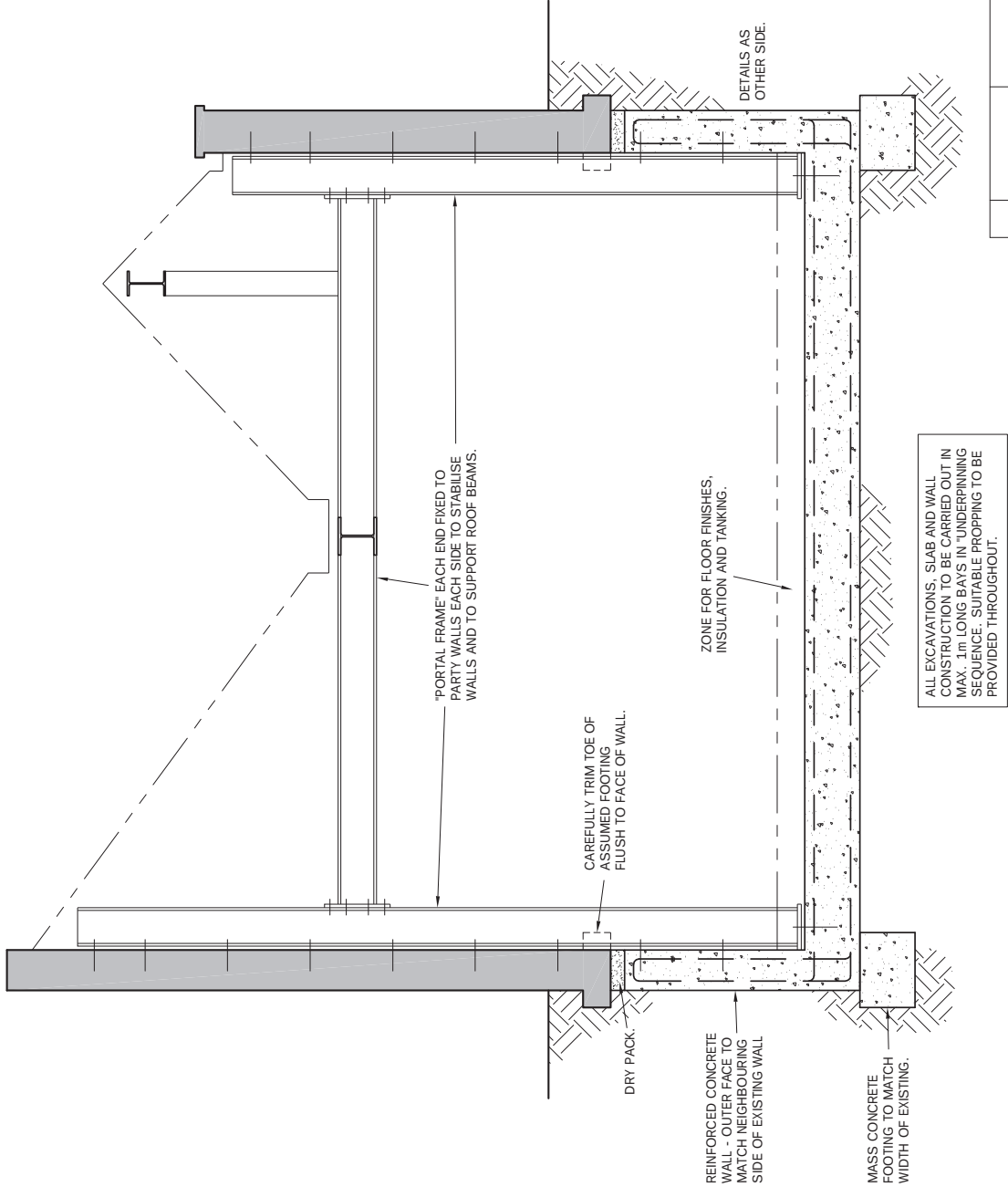
Highly vulnerable land uses include police/ambulance/fire stations which are required to be operational during flooding, basement dwellings and caravans/mobile homes/park homes intended for permanent residential use.

Appendices



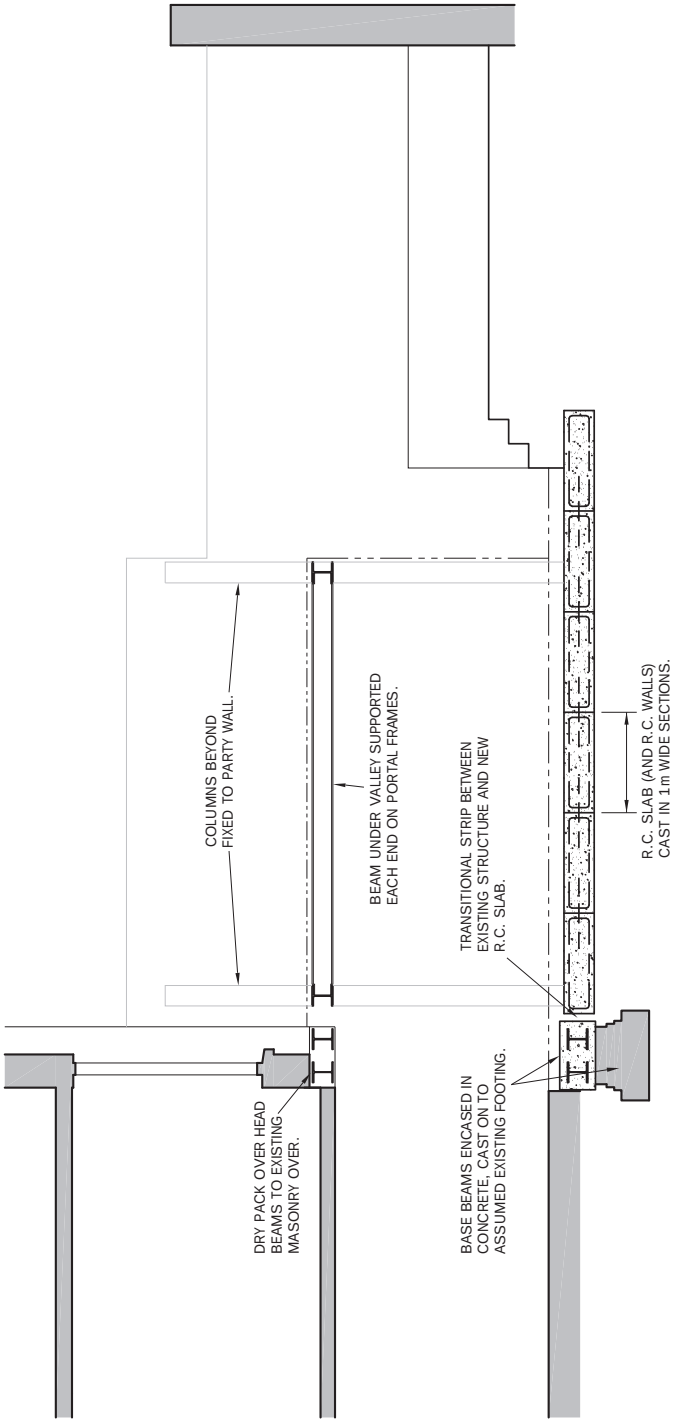
Appendix A

Existing and proposed development plans



SCHEMATIC PROPOSAL

Rev	Date	Alteration			
			MICHAEL CHESTER & PARTNERS Consulting Civil and Structural Engineers 8 Hale Lane London NW7 3NX tel 020 8859 9119 fax 020 8859 9662		
			Date MAR 16 Drawn VP Scale 1:50	Dwg No 16038/05	Rev A:
			Project 106 HIGHGATE ROAD LONDON NW5		
			SECTION D-D Do not scale from this drawing. Dimensions given are in millimetres unless noted otherwise. This drawing must be read in conjunction with all relevant drawings and specifications.		
			PRELIMINARY		



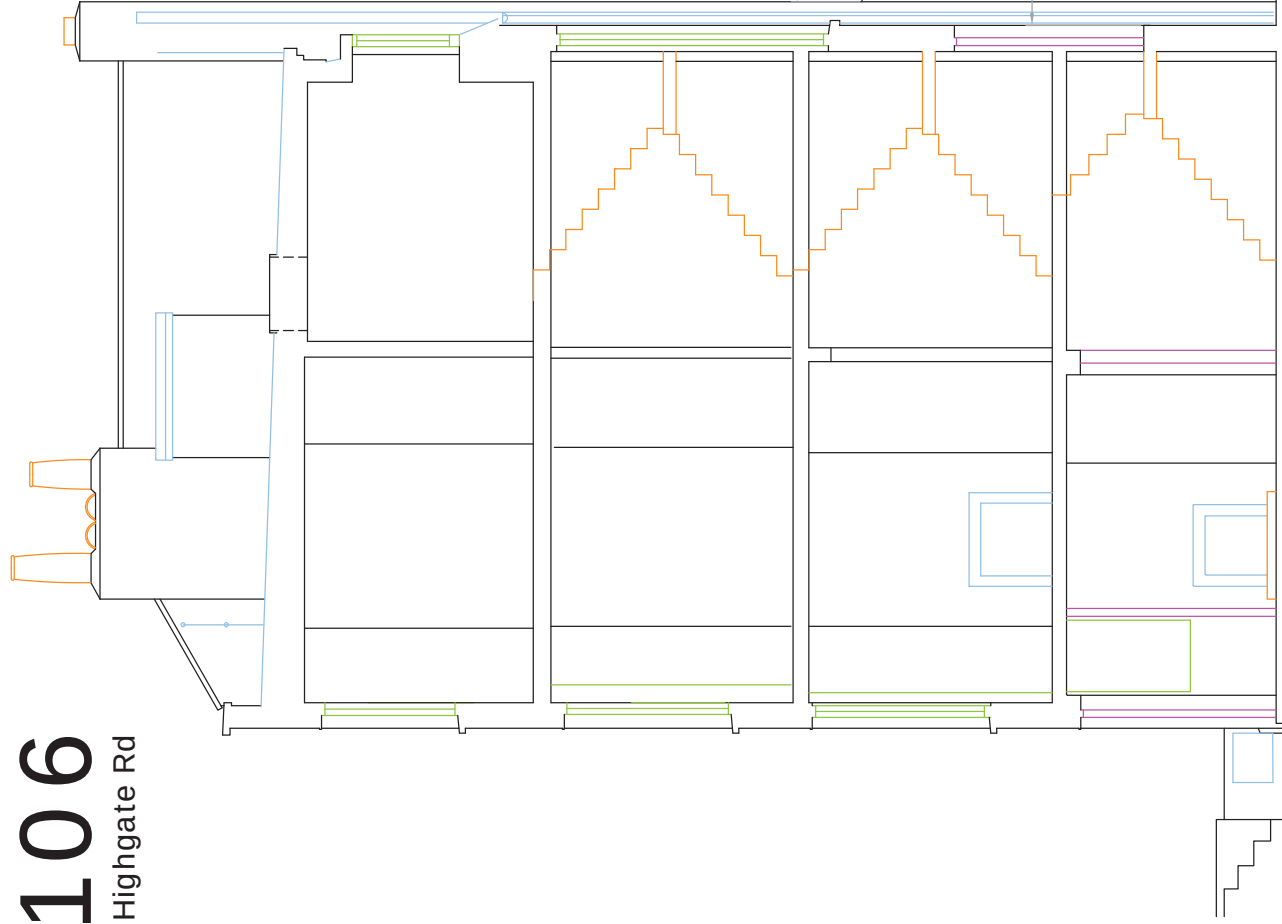
SCHEMATIC PROPOSAL

Rev	Date	Alteration			
			Date	MAR 16	Rev
			Drawn	VP	16038 / 03
			Scale	1:50	
			Project		
			106 HIGHGATE ROAD		
			LONDON NW5		
			SECTION B-B		
			Do not scale from this drawing. Dimensions given are in millimetres unless noted otherwise. This drawing must be read in conjunction with all relevant drawings and specifications.		
			PRELIMINARY		
			A:		

106
Highgate Rd

PROPOSED Longitudinal section

PROJECT	106 Highgate Road, Fitzroy Terrace NW5 1PB
DESIGNED BY	CONRADSON LTD
DATE	106 Highgate Rd proposed plans 01
SCALE	March 2016 1/50
DRAWN BY	SNELLING & SHERRIFF



SECTION A - A

Appendix B

Commercial flood report

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Miss S Cogan, Geo Smart Information Limited, New Zealand House, 160 Abbey Foregate, Shrewsbury, Shropshire, SY2 6FD

Order Details

Order Number: 98573397_1_1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Site Area (Ha): 0.02
Search Buffer (m): 1000

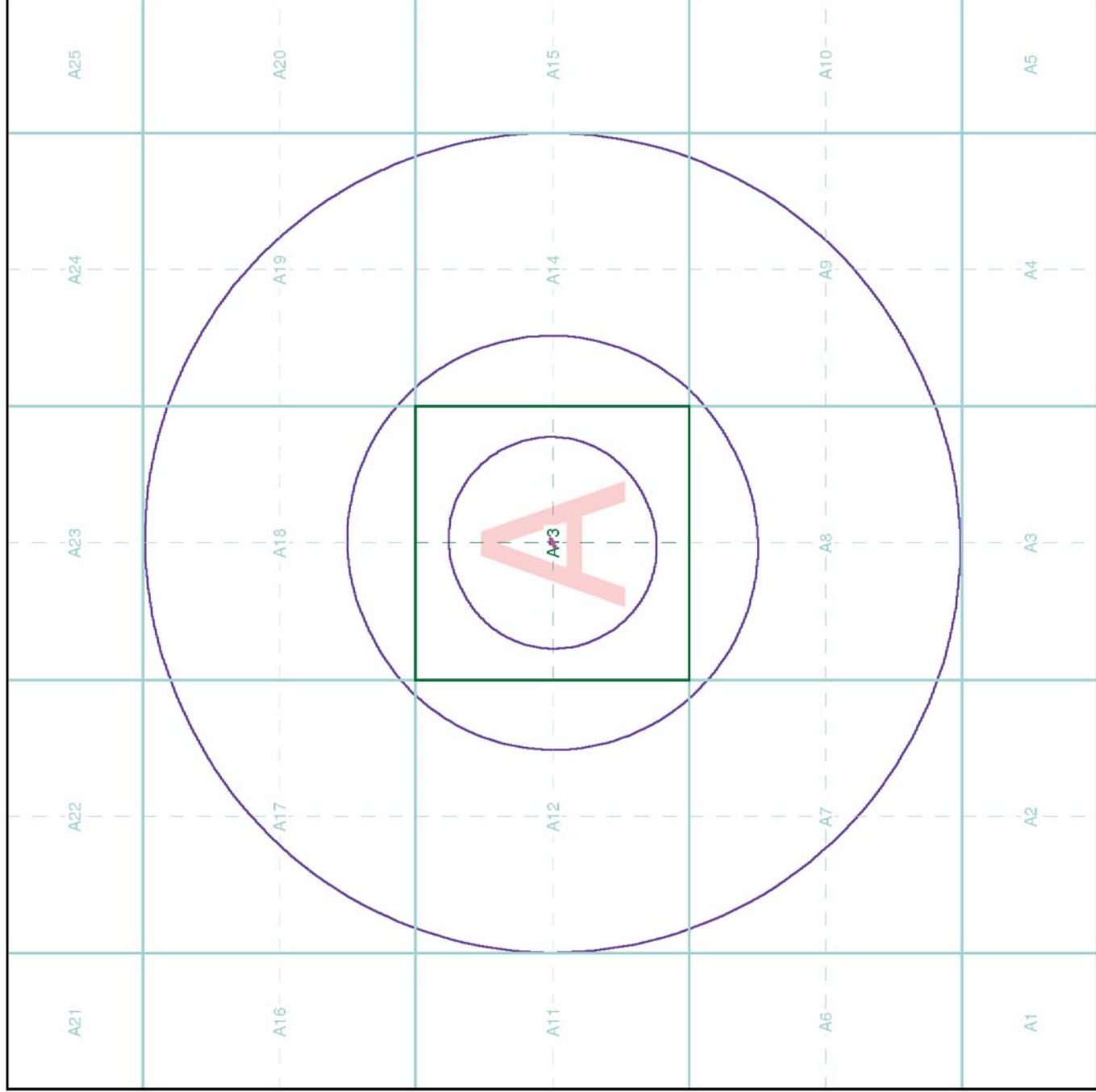
Site Details

106 Highgate Road, LONDON, NW5 1PB

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



Tel: 0844 844 9852
Fax: 0844 844 9851
Web: www.envirocheck.co.uk



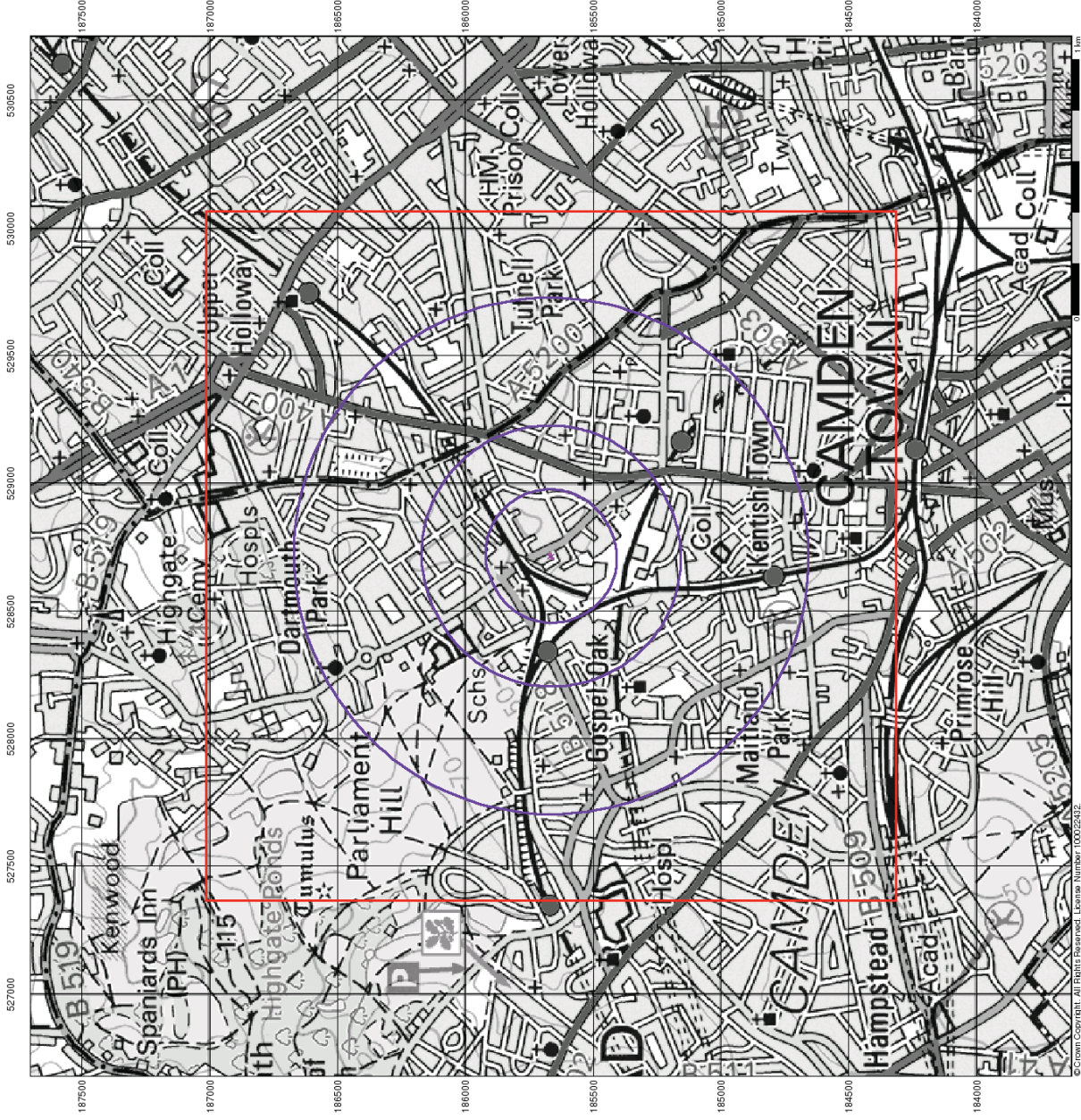


BGS Flood Data (1:50,000)

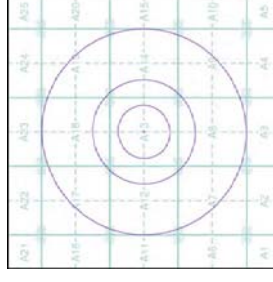
General
Specified Site Specified Buffer(s) Bearing Reference Point
Slice Map ID

BGS Geological Indicators of Flooding

Coastal
Inland
Bodies of Water



BGS Flood Data Map - Slice A



Order Details

Order Number: 98573397_1_1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Site: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

106 Highgate Road, LONDON, NW5 1PB



Tel: 0844 844 8929
Fax: 0844 844 8921
Web: www.landmark.co.uk

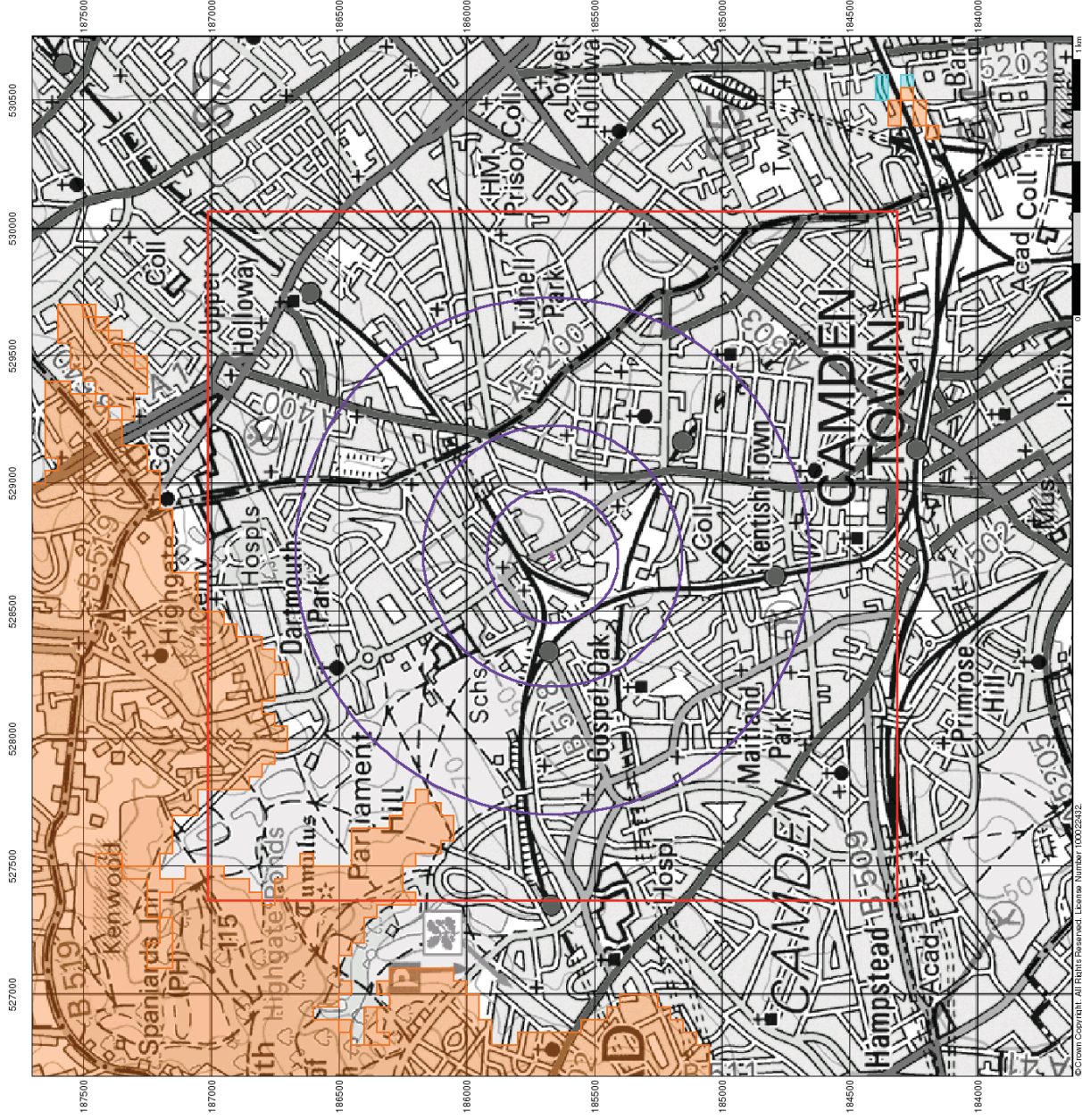


BGS Flood Data (1:50,000)

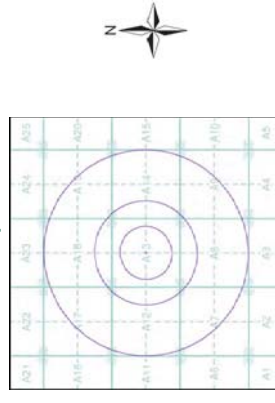
- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Slice
 - Map ID

BGS Groundwater Flooding Susceptibility

- Potential for Groundwater Flooding to Occur at Surface
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Limited Potential for Groundwater Flooding to Occur



BGS Flood Data Map - Slice A



Order Details

Order Number: 98573397_1_1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

106 Highgate Road, LONDON, NW5 1PB



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Fax: 0844 844 8921
Web: www.landmark.co.uk



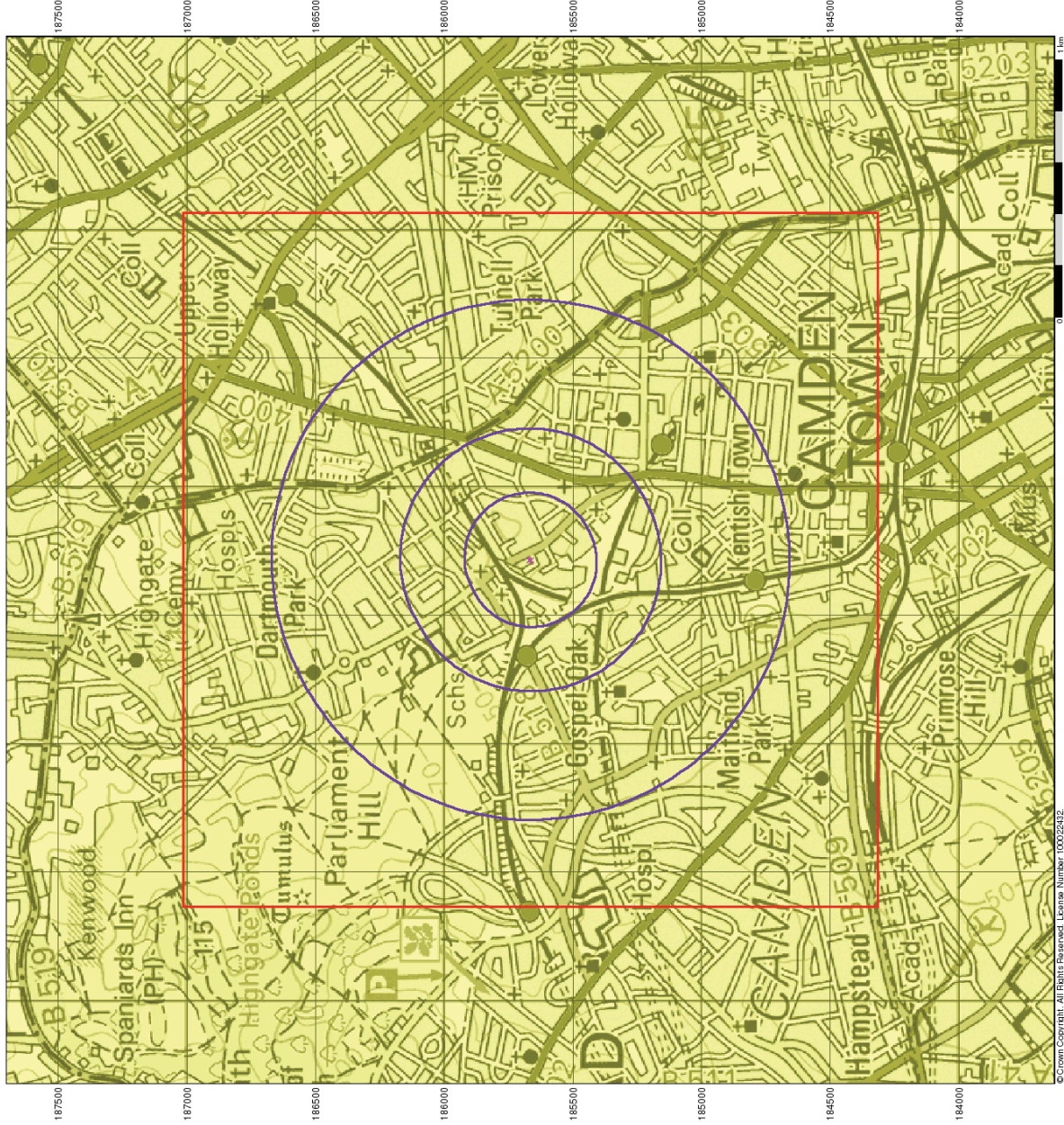
ESI Groundwater Flood Map (1:50,000)

General

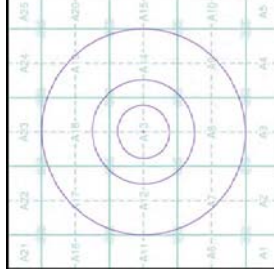
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

ESI Groundwater Flooding Risk

- High Risk
- Moderate Risk
- Low Risk
- Negligible Risk



ESI Groundwater Flood Map - Slice A



Order Details

Order Number: 98573397_1_1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

106 Highgate Road, LONDON, NW5 1PB



Tel: 0844 844 8929
Fax: 0844 844 8901
Web: www.envisatrick.co.uk



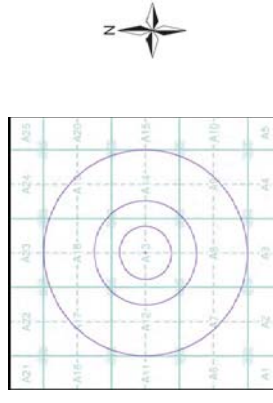
EANRW RoFRS Data (1:50,000)

General
Specified Site Specified Buffer(s) Bearing Reference Point
Slice Map ID

Risk of Flooding from Rivers and Sea (RoFRS)

High Risk
 Medium Risk
 Low Risk
 Very Low Risk

EANRW RoFRS Data Map - Slice A



Order Details

Order Number: 98573397_1_1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Slice: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

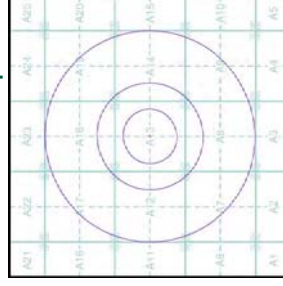
106 Highgate Road, LONDON, NW5 1PB



Tel: 0844 844 8929
Fax: 0844 844 8921
Web: www.landmark.co.uk

- General**
- Specified Site
 - Specified Buffer(s)
 - Boeing Reference Point
- Flood Data**
- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
 - Flooding from Rivers or Sea without Defences (Zone 3)
 - Area Benefiting from Flood Defence
 - Flood Water Storage Areas
 - Flood Defence
- Contours (height in metres)**
- Standard Contour
 - Master Contour
 - Spot Height
- Contours (height in metres)
- Mean Low Water
 - Mean High Water

EANRW Flood Data Map - Slice A

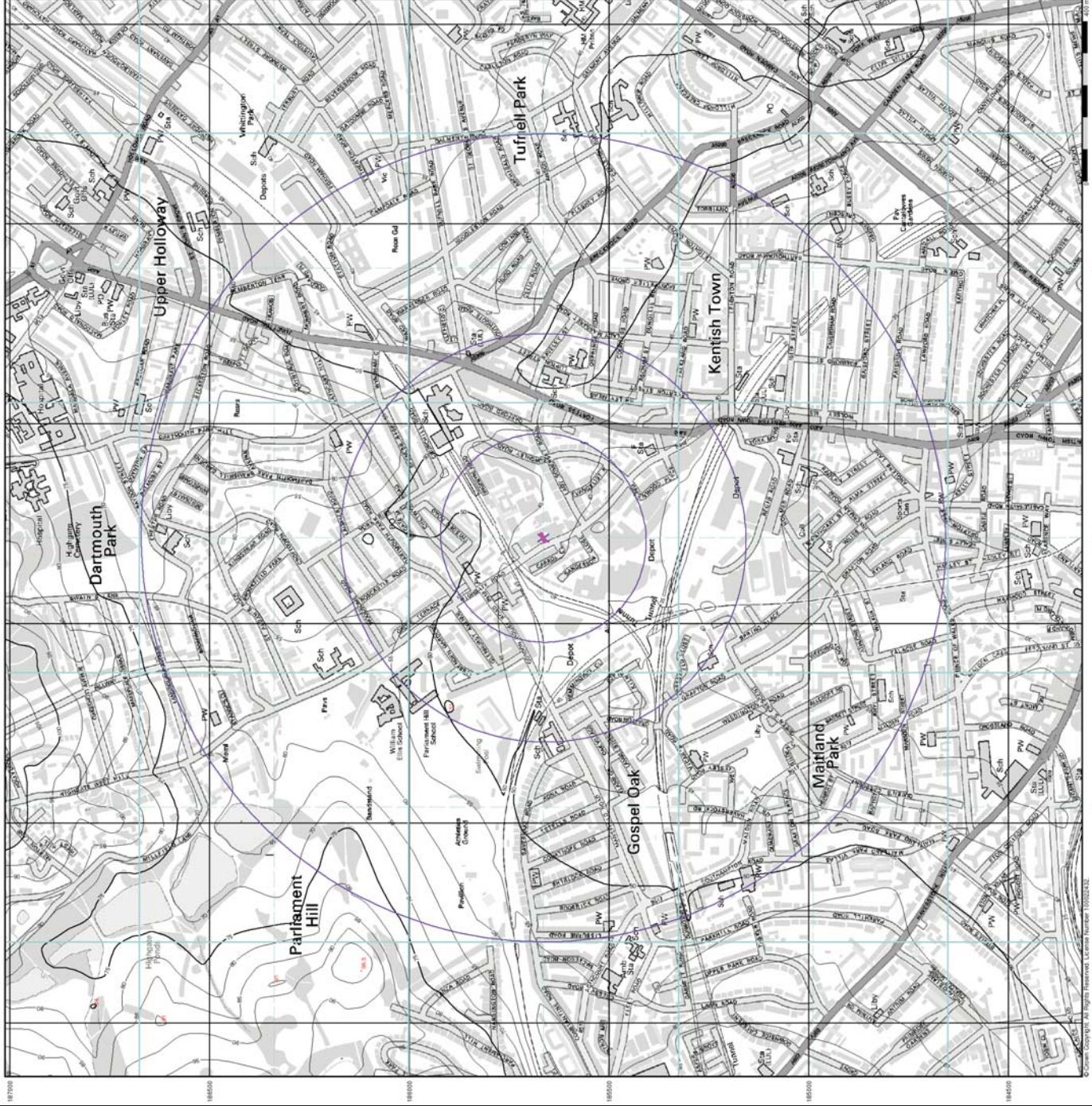


Order Details

Order Number: 98573397_1_1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Site: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

106 Highgate Road, LONDON, NW5 1PB



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

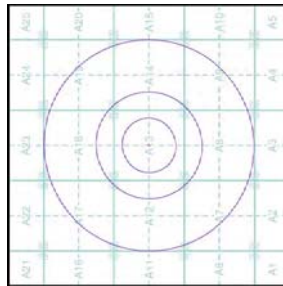
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
< 1cm	0.5mm - 10cm	< 10cm
1cm - 10cm	10cm - 30cm	10cm - 30cm
10cm - 30cm	30cm - 1m	30cm - 1m
30cm - 1m	> 1m	> 1m

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

JBA 75 Year Return Flood Map (Undefended) - Slice A

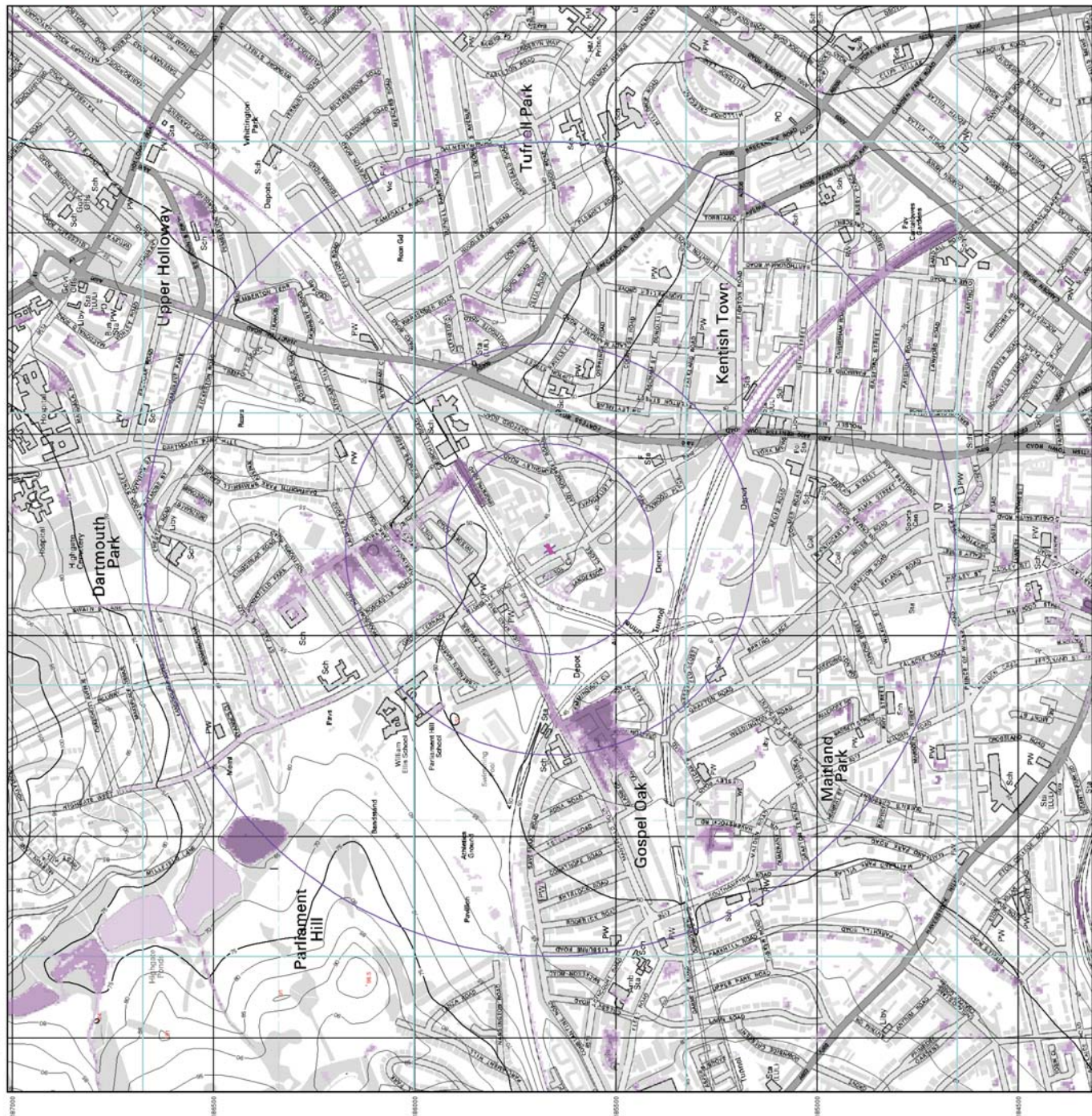


Order Details

Order Number: 98573397 1.1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Site: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

106 Highgate Road, LONDON, NW5 1PB



General

- Specified Site
- Specified Buffer(s)
- ✕ Bearing Reference Point

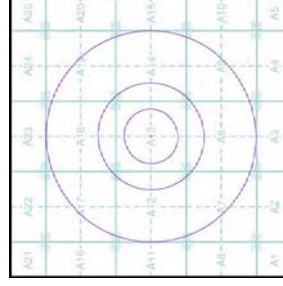
Modelled Flood Depth

Fluvial Depth	Coastal Depth
0.5mm - 10cm	< 10cm
10cm - 30cm	10cm - 30cm
30cm - 1m	30cm - 1m
> 1m	> 1m

Contours (height in metres)

- Mean Low Water
- Master Contour
- Spot Height

JBA 100 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number: 98573397 1.1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Site: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

106 Highgate Road, LONDON, NW5 1PB

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

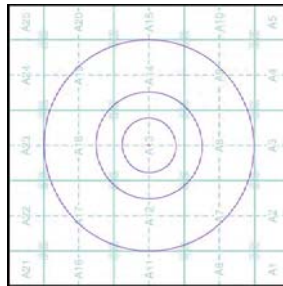
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
< 1cm	0.5mm - 10cm	< 10cm
1cm - 10cm	10cm - 30cm	10cm - 30cm
10cm - 30cm	30cm - 1m	30cm - 1m
30cm - 1m	> 1m	> 1m

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

JBA 200 Year Return Flood Map (Undefended) - Slice A



Order Details

Order Number: 98573397 1.1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Site: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

106 Highgate Road, LONDON, NW5 1PB



General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

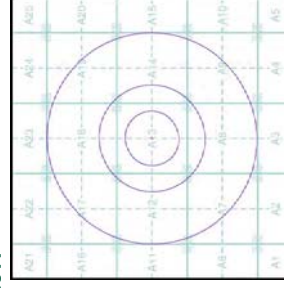
Modelled Flood Depth

Pluvial Depth	Fluvial Depth	Coastal Depth
< 1cm	0.5mm - 10cm	< 10cm
1cm - 10cm	10cm - 30cm	10cm - 30cm
10cm - 30cm	30cm - 1m	30cm - 1m
30cm - 1m	> 1m	> 1m

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

JBA 1000 Year Return Flood Map (Undefended) - Slice A

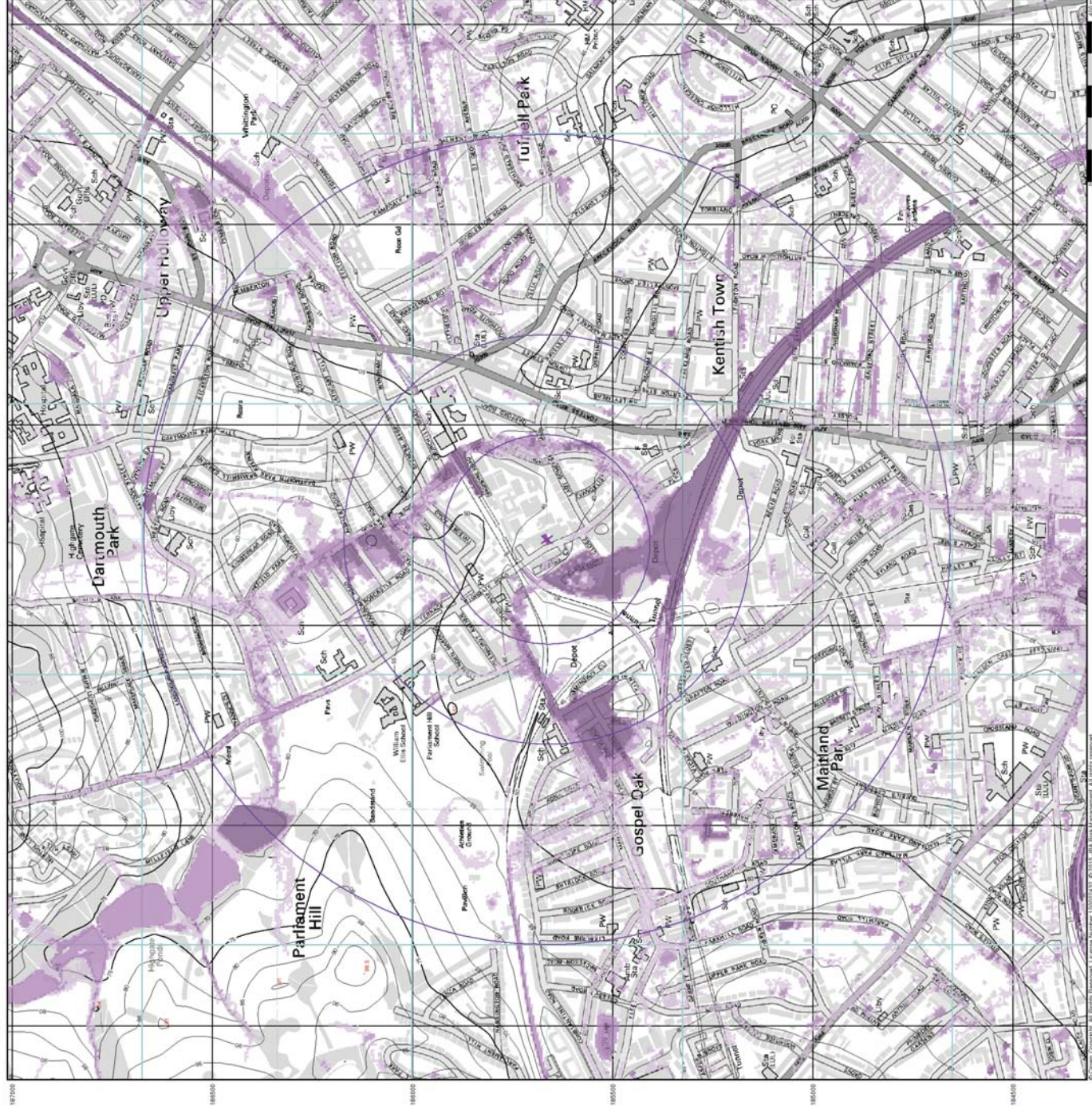


Order Details

Order Number: 98573397 1.1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Site: A
Site Area (Ha): 0.02
Search Buffer (m): 1000

Site Details

106 Highgate Road, LONDON, NW5 1PB



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

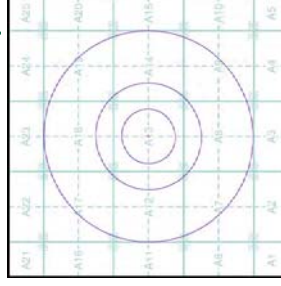
Flood Data

- Canal Failure
- Coverage

Contours (height in metres)

- Standard Contour
- Master Contour
- Spot Height
- Mean Low Water
- Mean High Water

JBA Canal Failure Flood Map - Slice A



Order Details

Order Number: 98573397_1_1
Customer Ref: 65145.01
National Grid Reference: 528710, 185660
Site: A
Site Area (Ha): 0.02
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Site Details

106 Highgate Road, LONDON, NW5 1PB