PPS25: Flood Zones Definition

Zone 1 Low Probability

Definition

This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).

Appropriate uses

All uses of land are appropriate in this zone.

FRA requirements

For development proposals on sites comprising one hectare or above the vulnerability to flooding from other sources as well as from river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off, should be incorporated in a FRA. This need only be brief unless the factors above or other local considerations require particular attention. See Annex E for minimum requirements.

Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development; and the appropriate application of sustainable drainage techniques.

Zone 2 Medium Probability

Definition

This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.

Appropriate uses

The water-compatible, less vulnerable and more vulnerable uses of land and essential infrastructure in Table D.2 are appropriate in this zone.
Subject to the Sequential Test being applied, the highly vulnerable uses in Table D.2 are only appropriate in this zone if the Exception Test (see para. D.9.) is passed.

FRA requirements

All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.

Policy aims

In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area through the layout and form of the development, and the appropriate application of sustainable drainage techniques.

Zone 3a High Probability

Definition

This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

Appropriate uses

The water-compatible and less vulnerable uses of land in Table D.2 are appropriate in this zone.
The highly vulnerable uses in Table D.2 should not be permitted in this zone.
The more vulnerable and essential infrastructure uses in Table D.2 should only be permitted in this zone if the Exception Test (see para. D.9) is passed. Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.

FRA requirements

All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.

Policy aims

In this zone, developers and local authorities should seek opportunities to:
i. reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques;
ii. relocate existing development to land in zones with a lower probability of flooding; and
iii. create space for flooding to occur by restoring functional floodplain and flood flow pathways and by identifying, allocating and safeguarding open space for flood storage.

Zone 3b The Functional Floodplain

Definition

This zone comprises land where water has to flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 20 (5%) or greater in any year or is designed to flood in an extreme (0.1%) flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes).

Appropriate uses

Only the water-compatible uses and the essential infrastructure listed in Table D.2 that has to be there should be permitted in this zone. It should be designed and constructed to:
- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows; and
- not increase flood risk elsewhere.

Essential infrastructure in this zone should pass the Exception Test.

FRA requirements

All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.

Policy aims

In this zone, developers and local authorities should seek opportunities to:
i. reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques; and
ii. relocate existing development to land with a lower probability of flooding.

PPS25: Flood Risk Vulnerability and Flood Zone "Compatibility"

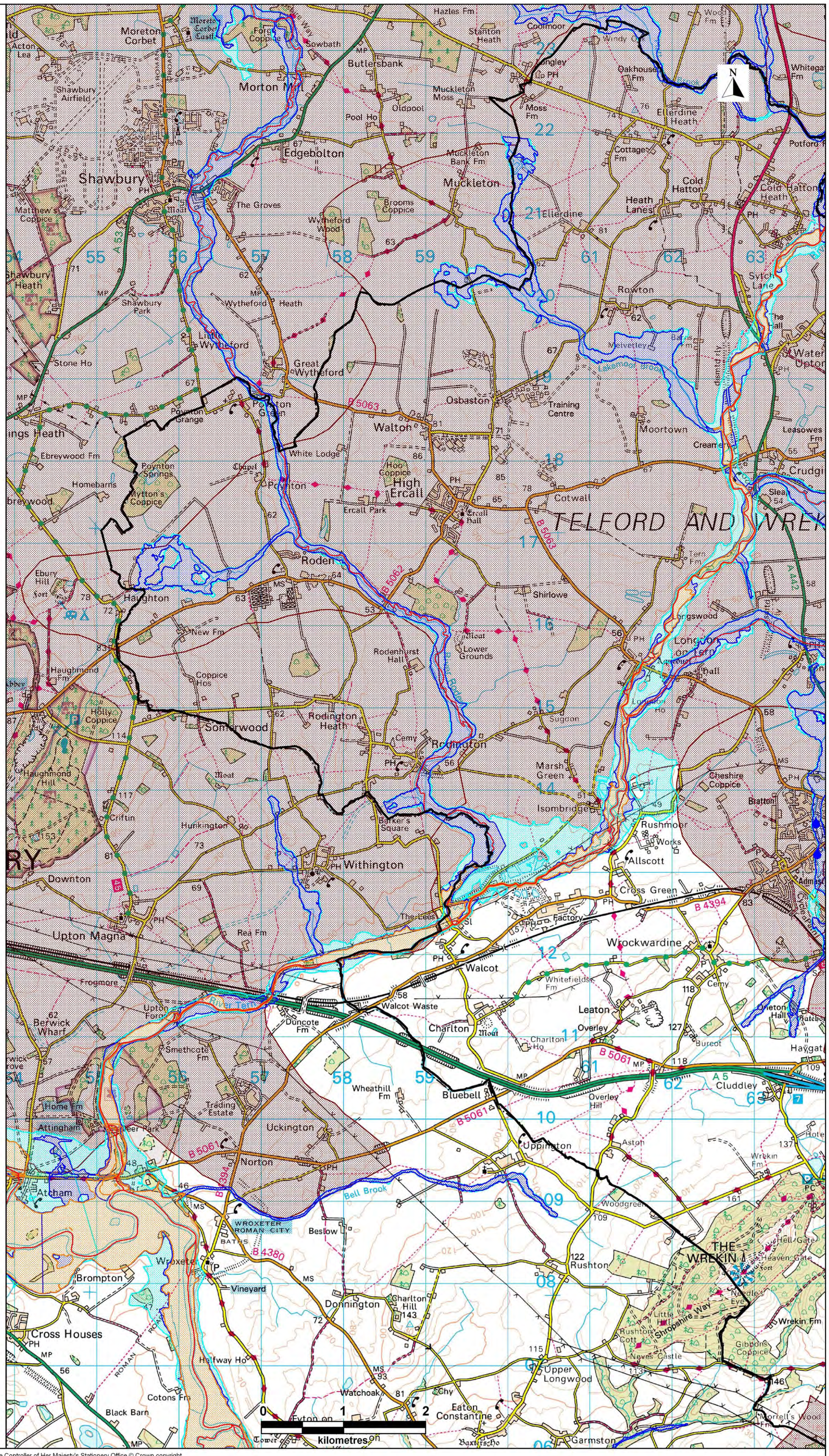
Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test Required	✓	✓
	Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Zone 3b "functional floodplain"	Exception Test Required	✓	✗	✗	✗

✓ : Development is appropriate

✗ : Development should not be permitted

PPS25: Flood Risk Vulnerability Classification

Essential Infrastructure	- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk, and strategic utility infrastructure, including electricity generating power stations and grid and primary substations.
Highly Vulnerable	- Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations required to be operational during flooding. - Emergency dispersal points. - Basement dwellings. - Caravans, mobile homes and park homes intended for permanent residential use. - Installations requiring hazardous substances consent.19
More Vulnerable	- Hospitals. - Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. - Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels. - Non-residential uses for health services, nurseries and educational establishments. - Landfill and sites used for waste management facilities for hazardous waste.20 - Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable	- Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; non-residential institutions not included in 'more vulnerable'; and assembly and leisure. - Land and buildings used for agriculture and forestry. - Waste treatment (except landfill and hazardous waste facilities). - Minerals working and processing (except for sand and gravel working). - Water treatment plants. - Sewage treatment plants (if adequate pollution control measures are in place).
Water-compatible Development	- Flood control infrastructure. - Water transmission infrastructure and pumping stations. - Sewage transmission infrastructure and pumping stations. - Sand and gravel workings. - Docks, marinas and wharves. - Navigation facilities. - MOD defence installations. - Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. - Water-based recreation (excluding sleeping accommodation). - Lifeguard and coastguard stations. - Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms. - Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.



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Project:- SHROPSHIRE STRATEGIC FLOOD RISK ASSESSMENT

Tile B1:- STRATEGIC FLOOD RISK MAPS SHOWING FLOODING FROM ALL SOURCES
TELFORD & WREKIN COUNCIL

Rev.	By	Date	Description
A	AJ Bryan	18.07.07	Alterations made following comments on draft maps.

Drawn By	:- A J Bryan	Revision	A	Drawing Scale	:- 1:25,000
Checked By	:- P J Crossley	Status	FINAL	Sheet No.	:- 1 of 4
Approved By	:- B L Dunn			Plot Scale	:- 1:1 @ A1

Drawing No. :- WB/SDCS/DRAWING - 011
Date :- 17th May 2007
Issuing Office:- :- Birmingham

Keyplan:-

Legend:-

- Council Boundary
- Main River
- Flood Zone 2 (Medium Probability)
- Flood Zone 3a (High Probability)
- Flood Zone 3b (Functional Floodplain)
- Recorded Flooding - Artificial Drainage
- Recorded Flooding - Unknown
- Recorded Flooding - Minewater
- Recorded Flooding - Canal
- Recorded Flooding - Artificial Drainage
- Recorded Flooding - Surface Water
- Recorded Flooding - Fluvial
- Recorded Flooding - Surface Water
- Recorded Flooding - Fluvial

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