

**PPS25: Flood Zones Definition**

Flood Zone	Definition	Appropriate uses	FRA requirements	Policy aims
<b>Zone 1 Low Probability</b>	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%).	All uses of land are appropriate in this zone.	All 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 runoff, should be incorporated in a FRA. The need only be met unless the factors above or other local considerations require particular attention. See Annex E for minimum requirements.	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.
<b>Zone 2 Medium Probability</b>	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.	The water-compatible, less vulnerable and more vulnerable uses of land and essential infrastructure in Table D.2 are appropriate in this zone. The highly vulnerable uses in Table D.2 are only permitted in this zone if the Exception Test (see para. D.9) is passed.	All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.	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.
<b>Zone 3a High Probability</b>	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.	The water-compatible and less vulnerable uses of land in Table D.2 are appropriate in this zone. The highly 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.	All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.	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, and to create space for flooding to occur by restoring functional floodplain and flood flow pathways and by creating, absorbing and safeguarding open space for flood storage.
<b>Zone 3b The Functional Floodplain</b>	This zone comprises land where water has to flow or be stored in times of flood. SFRAs should identify the 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 (1 in 100) flood, or at another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes).	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. It should include water flow, and not increase flood risk elsewhere. Essential infrastructure in this zone should pass the Exception Test.	All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.	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, and to create space for flooding to occur by restoring functional floodplain and flood flow pathways and by creating, absorbing and safeguarding open space for flood storage.

**PPS25: Flood Risk Vulnerability and Flood Zone "Compatibility"**

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
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**

<b>Essential infrastructure</b>	- 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.
<b>Highly Vulnerable</b>	- 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.
<b>More Vulnerable</b>	- Hospitals. - Residential institutions such as residential care homes, children's homes, social services homes, prisons and hotels. - 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.
<b>Less Vulnerable</b>	- Buildings used for shops, financial, professional and other services, restaurants and cafes, food 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 near 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).
<b>Water-compatible Development</b>	- 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. - MCO defence installations. - Ship building, repairing and dismantling, dockside fish processing and refrigeration and comparable 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 users in this category, subject to a specific warning and evacuation plan.

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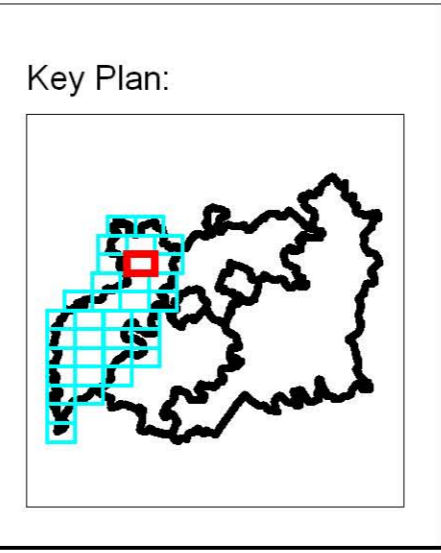
**Project- GLOUCESTERSHIRE STRATEGIC FLOOD RISK ASSESSMENT**

**Tile B7:- STRATEGIC FLOOD RISK MAP SHOWING FLOODING FROM ALL SOURCES FOREST OF DEAN DISTRICT COUNCIL**

Rev.	By	Date	Description
A	MJ Grogan	12/08/08	Canal embankments and associated residual risk added

Drawn By	- A J Bryan	Revision	A	Drawing Scale	- 1:10,000	Drawing No.	- WB/GLOS/DRAWING - 002
Checked By	- B L Dunn	Status	FINAL	Sheet No.	- 7 of 34	Date	- 26 March 2008
Approved By	- J R Parkin	Plot Scale	- 1:1 @ A1	Issuing Office	- Birmingham		



**Legend:-**

	Council Boundary		Recorded Flooding - Impounded Water Bodies
	Main River Centreline		Recorded Flooding - Artificial Drainage
	Flood Zone 2 (Medium Probability)		Recorded Flooding - Surface Water
	Flood Zone 3a (High Probability)		Recorded Flooding - Fluvial
	Flood Zone 3b (Functional Floodplain)		Recorded Flooding - Unknown
	Residual Risk		Canal Embankments

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NB: The Environment Agency has not produced Flood Zones for catchments with an area less than 3km<sup>2</sup>. In such instances fluvial flood risk is present but is not illustrated