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Project:- GLOUCESTERSHIRE STRATEGIC FLOOD RISK ASSESSMENT

Tile B26:- STRATEGIC FLOOD RISK MAP SHOWING FLOODING FROM ALL SOURCES FOREST OF DEAN DISTRICT COUNCIL

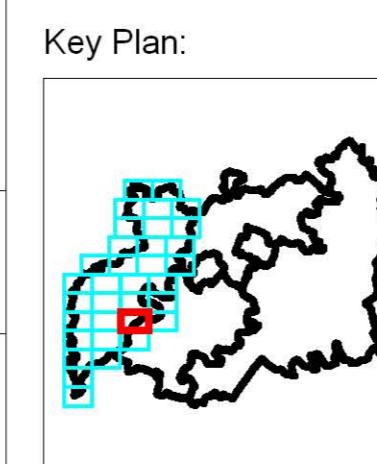
Rev.	By	Date	Description
A	MJ Grogan	12/08/08	Canal embankments and associated residual risk added

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NB. The Environment Agency has not produced Flood Zones for catchments with an area less than 3km². In such instances fluvial flood risk is present but is not illustrated

Legend:-

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



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 use
All uses of land are appropriate in this zone.
FRA requirement
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 new developments, an FRA must be prepared. This FRA must 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 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 use
The water-compatible and less 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 should be permitted in this zone if the Exception Test (see para. D.9) is passed.
FRA requirement
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 use
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 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 requirement
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, and i. relocate development to land with a lower probability of flooding; and ii. create space for flooding to occur by restoring functional floodplain and flood flow pathways and by identifying, allocating and safeguarding open spaces 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 the Flood Zone (and 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%) year at an average interval of 50 years) and the Exception Test (see para. D.9) should be agreed between the LPA and the Environment Agency, including water conveyance routes.
Appropriate use
Only the water-compatible uses and the essential infrastructure listed in Table D.2 that has to be located in the functional floodplain are appropriate in this zone: - remain operational and safe for users in times of flood; - result in no net loss of floodplain storage; - not impede floodwater movement; - not increase flood risk elsewhere.
Essential infrastructure in this zone should pass the Exception Test.
FRA requirement
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
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 major route networks) 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 located in the area at risk. - Emergency dispersal points - Basement dwellings - Care 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 residential care homes, prisons and hospitals - Buildings used for 'dwelling' houses; student halls of residence; drinking establishments, nightclubs, and hotels - Industrial uses for health services, nurseries and educational establishments - Land and sites used for waste management facilities for household waste - Sites used for holiday or shortlet 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 the 'more vulnerable' category - Land and buildings used for agriculture and forestry - Water treatment (except landfill and hazardous waste facilities) - Mineral working and processing (except for sand and gravel working) - Landfill and waste management facilities - Sewage treatment plants (if adequate pollution control measures are in place)
Water-compatible Development	- Flood control infrastructure - Water transmission infrastructure and pumping stations - Sewerage transmission infrastructure and pumping stations - Sand and gravel workings - Docks, marinas and wharves - Harbours - MOD defence installations - Ship building, repairing and dismantling, docks, fast processing dry docks, port facilities and ancillary activities requiring a waterfront location - Water-based recreation (including sleeping accommodation) - Leisure 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