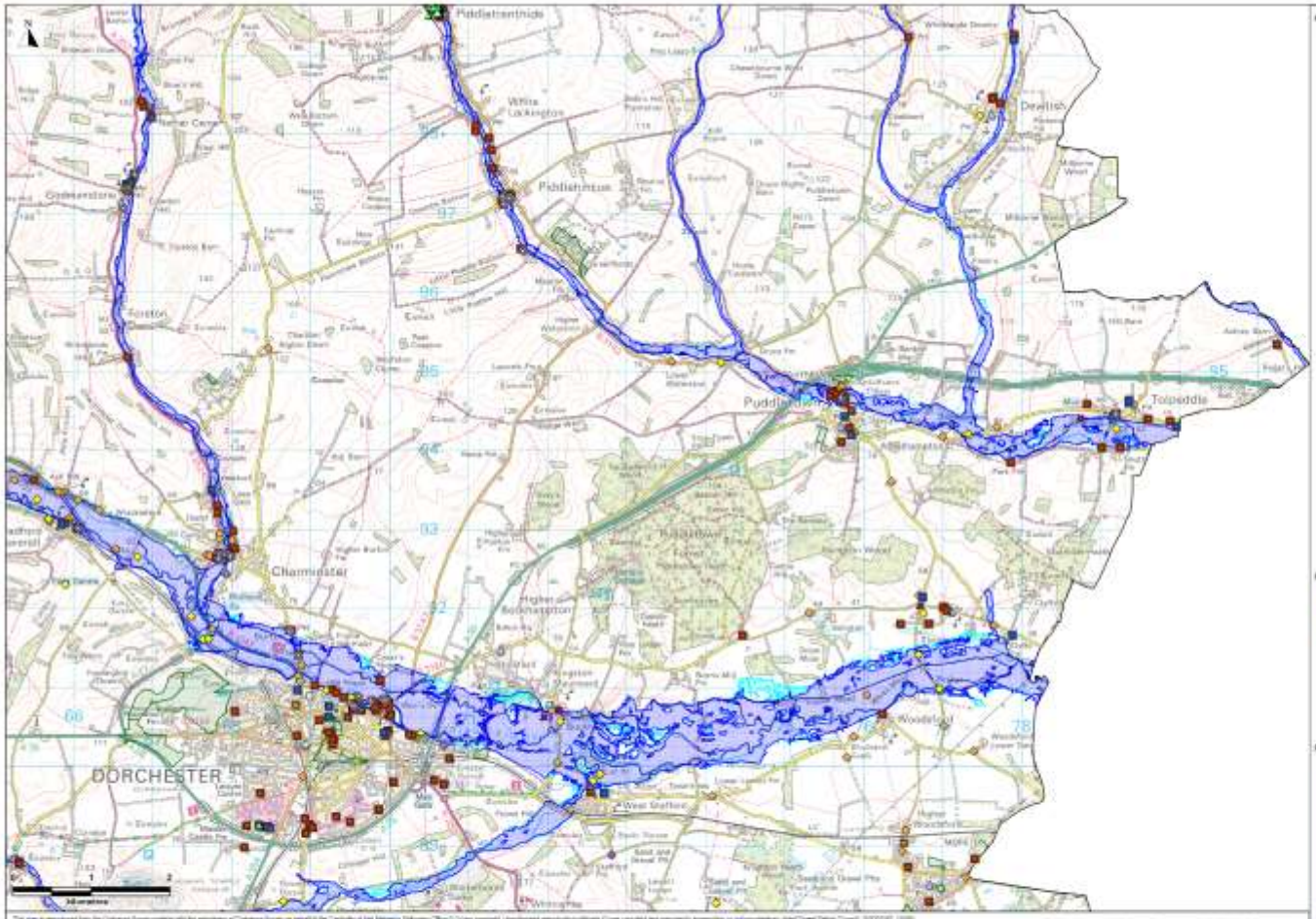

PPS25: Flood Zones Definition

Zone 1 Low Probability	
Definition	
Appropriate Uses	
Flood Risk Assessment	
Zone 2 Medium Probability	
Definition	
Appropriate Uses	
Flood Risk Assessment	
Zone 3a High Probability	
Definition	
Appropriate Uses	
Flood Risk Assessment	
Zone 3b The Functional Floodplain	
Definition	
Appropriate Uses	
Flood Risk Assessment	

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 mass evacuation routes) which has to cross the area at risk, and essential utility infrastructure which has to be located in a flood risk area for operational reasons, including electricity generating power stations and grid and primary substations; and water treatment works that need to remain operational in times of flood.
Highly Vulnerable	Police stations, ambulance stations, fire stations, 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. (Where there is a demonstrable need to locate such installations for bulk storage of materials with port or other similar facilities, or such installations with energy infrastructure or carbon capture and storage installations, that require coastal or riverside locations, and the facility is essential for the wider sustainability of the community, it may be located in Zone 3b. Otherwise it should be located in Zone 3a. In all instances essential infrastructure should be designed and constructed to remain operational and safe for users in times of flood.)
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; 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, cafés and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the highly vulnerable class; 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 works which do not need to remain operational during times of flood; sewage treatment works, if adequate measures to control pollution and manage sewage during flooding events are in place.
Water Compatible	Flood control infrastructure; water transmission infrastructure and pumping stations; sewage transmission infrastructure and pumping stations; sand and gravel working; docks, marinas and wharves; navigation facilities; ministry of 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.

Project:- WEST DORSET DISTRICT COUNCIL STRATEGIC FLOOD RISK ASSESSMENT

Title 07:- FLOODING FROM ALL SOURCES

Location Plan

Legend:-

Halcrow