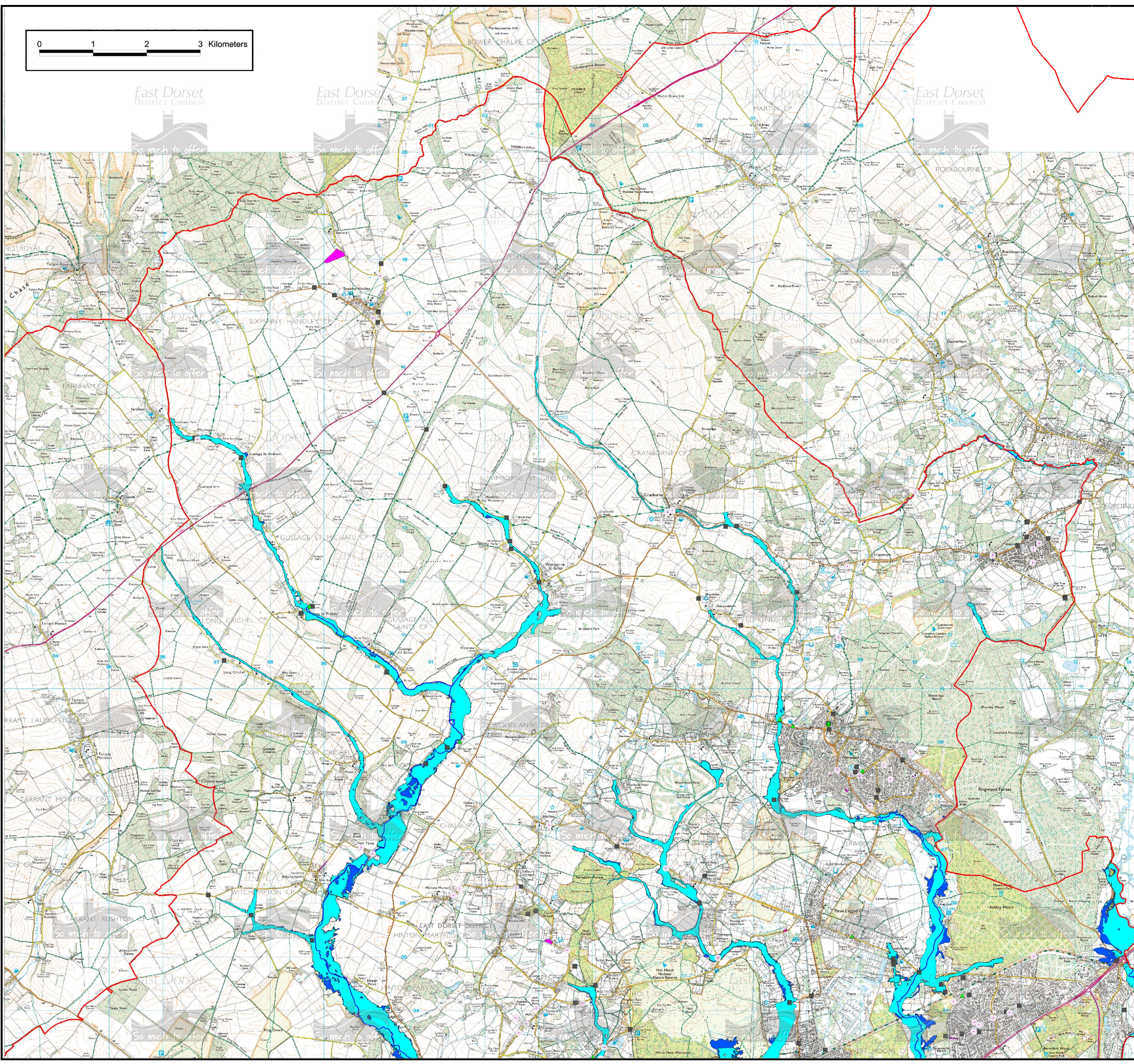




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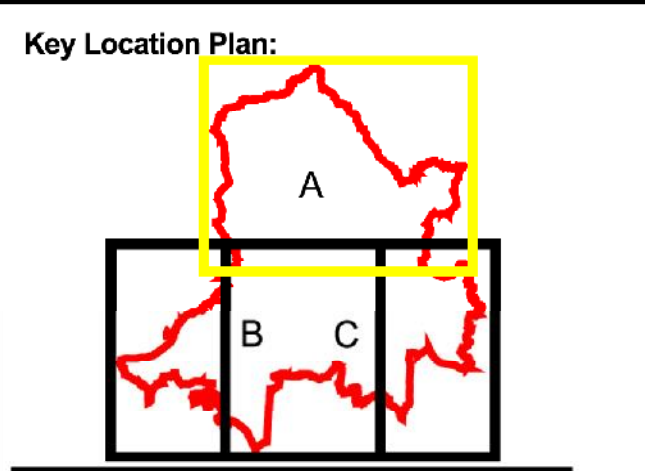
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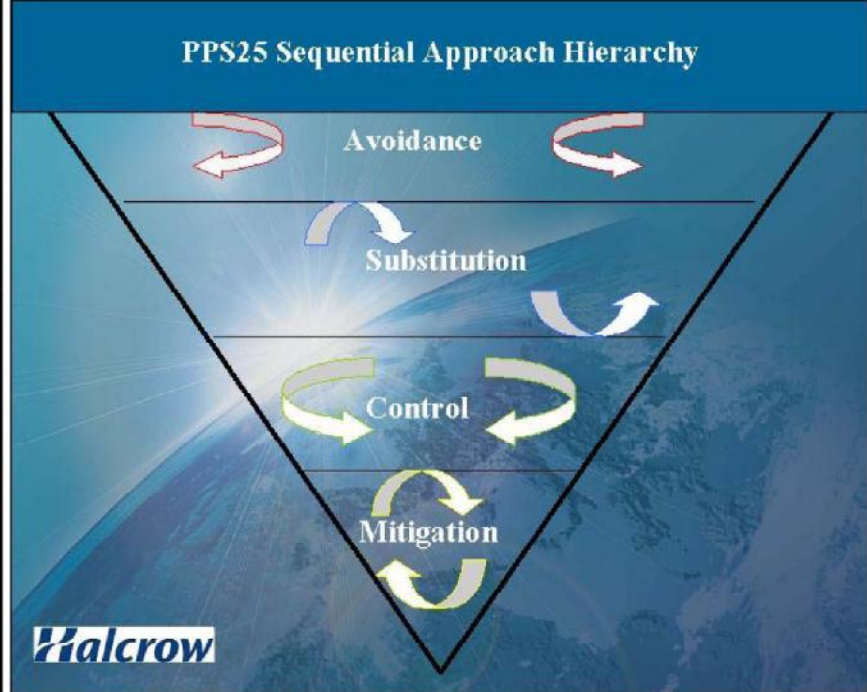
This map is to be used in conjunction with the SFRA report and GIS files for application of the Sequential Test. This test is the most important flood risk management tool for spatial planning, as it implements the high level measures of avoidance / prevention and substitution.

A Planning Authority applies the Sequential Test to demonstrate that there are no reasonably available sites in areas of lower flood risk that would be appropriate to the type of development or land use proposed. Preference should be given to locating new development in Flood Zone 1. If there is no reasonably available site in Flood Zone 1, the flood vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then Flood Zone 3. Within each Flood Zone new development should be directed to sites with lower flood risk from all sources as indicated by the SFRA.



**PPS25: Flood Risk Vulnerability Classification**

| General Infrastructure   | Highly Vulnerable  | More Vulnerable   | Less Vulnerable   | Water-compatible Development  |
|--|--|---|---|---|
| Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk, and storage utility infrastructure, including electricity generating power stations and grid and primary substations. | Power stations, ambulance stations and fire stations and Command Centres and telecommunication installations required to be operational during flooding.<br>Emergency shelter sites.<br>Basement dwellings.<br>Caravan, mobile homes and park homes intended for permanent residential use.<br>Installations requiring hazardous substances consent (9). | Residential institutions such as residential care homes, children's homes, social services homes, prisons and hotels.<br>Buildings used for dwellings, houses, student halls, of residences, drinking establishments, nightclubs, and hotels.<br>Non-residential uses for health services, recreation and educational establishments.<br>Landfill and sites used for waste management facilities for hazardous waste or<br>Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan. | Buildings used for shops, financial, professional and other services, restaurants and cafes, food takeaways, offices, general industry, storage and distribution, non-residential institutions not included in 'more vulnerable' and assembly and leisure.<br>Land and buildings used for agriculture and forestry.<br>Waste treatment (except landfill and hazardous waste facilities).<br>Materials working and processing (except for sand and gravel working).<br>Water treatment plants.<br>Sewage treatment plants (if adequate pollution control measures are in place). | Flood control infrastructure.<br>Water transmission infrastructure and pumping stations.<br>Sewage transmission infrastructure and pumping stations.<br>Sand and gravel working.<br>Docks, marinas and wharves.<br>Navigation facilities.<br>MCD defence installations.<br>Site building, mooring and dismantling, discards fish processing and refrigeration and compatible activities requiring a water-side facilities.<br>Water-based recreation (including sleeping accommodation).<br>Liquor and food and drink.<br>Essential ancillary sleeping or residential accommodation for staff required by users in the category, subject to a specific warning and evacuation plan. |



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

| Flood Risk Vulnerability (Table D.1) | Essential Infrastructure | More Vulnerable          | Less Vulnerable          | Water-compatible Development |
|--------------------------------------|--------------------------|--------------------------|--------------------------|------------------------------|
| Zone 1                               | Sequential Test required | Sequential Test required | Sequential Test required | Sequential Test required     |
| Zone 2                               | Sequential Test required | Sequential Test required | Sequential Test required | Sequential Test required     |
| Zone 3a                              | Sequential Test required | Sequential Test required | Sequential Test required | Sequential Test required     |
| Zone 3b                              | Sequential Test required | Sequential Test required | Sequential Test required | Sequential Test required     |
| Functional Floodplain                | Sequential Test required | Sequential Test required | Sequential Test required | Sequential Test required     |

**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.

**FRA requirements**  
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.

**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.

**FRA requirements**  
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 uses in times of flood.

**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. SFRA 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.

**FRA requirements**  
Essential infrastructure in this zone should pass the Exception Test.

**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.



Scale 1 in 35,000

Bournemouth, Christchurch, East Dorset, North Dorset and Salisbury SFRA

Historic flood map and Flood Zones 2 and 3b (Tile Set 1, East Dorset: Tile A)