PPS25: Flood Zones Definition

**Zone 1 Low Probability**
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**
- Water-compatible, less vulnerable and more vulnerable uses of land and essential infrastructure permitted in this zone should only be permitted if the Exception Test (see para. D.9) is passed. 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.

- 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;
  - relocate existing development to land in zones with a lower probability of flooding;
  - create space for flooding to occur by restoring functional floodplain and flood flow water conveyance routes.

**Policy aims**
- Subject to the Sequential Test being applied, the highly vulnerable uses in Table D.2 are 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.
- It should result in no net loss of floodplain storage; not impede water flows; and not increase flood risk elsewhere.

**Essential infrastructure**
- Essential transport infrastructure (including mass evacuation routes) 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.

- Residential institutions such as residential care homes, children's centres, care homes for the elderly and establishments for mentally handicapped persons.
- Drinking establishments; nightclubs; and hotels.
- Non-residential uses for health services, nurseries and educational establishments.
- Landfill and sites used for waste management facilities for which planning permission is required by uses in this category, subject to a specific warning and evacuation plan.
- 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.