PPS25. Flood Zones Definition

**Zone 1 Low Probability**

For development proposals on sites comprising one hectare or above the vulnerability to river or sea flooding in any year (<0.1%).

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 FRA 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 pathways and by identifying, allocating and safeguarding open space for flood storage.

**Zone 2 Medium Probability**

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.

All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.

The water-compatible, less vulnerable and more vulnerable uses of land and essential infrastructure in this zone. The highly vulnerable uses in Table D.2 are appropriate in this zone. The more vulnerable and essential infrastructure uses in Table D.2 should only be operational and safe for users in times of flood.

In this zone, developers and local authorities should seek opportunities to:

- relocate existing development to land in zones with a lower probability of flooding;
- pass the Exception Test.

**Zone 3a High Probability**

This zone comprises land where water has to flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 200 or greater). This zone comprises land where water has to flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 200 or greater). This zone comprises land where water has to flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 200 or greater). This zone comprises land where water has to flow or be stored in times of flood. SFRAs should identify this Flood Zone (land which would flood with an annual probability of 1 in 200 or greater).

All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.

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 essential transport infrastructure (including mass evacuation routes) and command centres and telecommunications installations required to in 'more vulnerable'; and assembly and leisure. Land and buildings used for agriculture and forestry. Waste treatment (except landfill and hazardous waste facilities). Flood control infrastructure. Water transmission infrastructure and pumping stations. Sewage transmission and treatment and disposal facilities. Navigation facilities. MOD defence installations. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside path.

Policy aims

- ii. relocate existing development to land in zones with a lower probability of flooding;
- pass the Exception Test.

PPS25. Flood Risk Vulnerability Classification

**Table D.2:**

- More Vulnerable - Hospitals.
- More Vulnerable - Residential institutions such as residential care homes, children's homes, day nurseries, and health centres.
- Essential transport infrastructure (including mass evacuation routes) and command centres and telecommunications installations required to pass the Exception Test.
- Essential infrastructure in this zone should pass the Exception Test.

PPS25. Flood Risk Vulnerability and Flood Zone "Compatibility"

<table>
<thead>
<tr>
<th>Flood Zone</th>
<th>Flood Risk</th>
<th>Vulnerability</th>
<th>Infrastructure</th>
<th>Exception Test</th>
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<tbody>
<tr>
<td>Zone 1</td>
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<td>Zone 2</td>
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<td>Zone 3a</td>
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<td>Zone 3b</td>
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</tbody>
</table>

- Exception:  Development should not be permitted
- Exception:  Development should only be permitted
- Exception:  Development should not be permitted