Zone 1 Low Probability
This zone comprises land assessed as having a less than 1 in 1000 annual probability of flood risk.

For development proposals on sites comprising one hectare or above the vulnerability to flood risk elsewhere through the addition of hard surfaces and the effect of FRA requirements only be brief unless the factors above or other local considerations require particular attention in the flood risk analysis.

In this zone, developers and local authorities should seek opportunities to reduce the flood risk through the layout and form of the development and the appropriate application of sustainable drainage techniques.

Policy aims
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 operational and safe for users in times of flood.

The water-compatible and less vulnerable uses of land in Table D.2 are appropriate in this zone.

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.

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

Zone 3a High 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.

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 users in times of flood.

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

Zone 3b The Functional Floodplain
This zone comprises land where water has to flow or be stored in times of flood. SFRAs should be undertaken to agree the flood risk (minimize flood risk to an acceptable level). The probability to be agreed between the LPA and the Environment Agency, including the flood risk to the Environment Agency’s assets, should be considered.

Only the water-compatible uses and the essential infrastructure listed in Table D.2 that has to cross the area at risk, and strategic utility infrastructure, including electricity generating power stations and grid and primary substations.

- Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk, and strategic utility infrastructure, including electricity generating power stations and grid and primary substations.

- Installations requiring hazardous substances consent.

- Emergency dispersal points.

- Basement dwellings.

- Caravans, mobile homes and park homes intended for permanent residential use.

- Buildings used for: shops; financial, professional and other services; drinking establishments; nightclubs; and hotels.

- Non-residential uses for health services, nurseries and educational establishments, subject to a specific warning and evacuation plan.

- Essential ancillary sleeping or residential accommodation for staff 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 recreation and open space.

- Essential ancillary sleeping or residential accommodation for staff and emergency dispersal points.

- Emergency dispersal points.

- Basement dwellings.

- Caravans, mobile homes and park homes intended for permanent residential use.

- Installations requiring hazardous substances consent.

- Emergency dispersal points.

- Basement dwellings.

- Caravans, mobile homes and park homes intended for permanent residential use.

- Installations requiring hazardous substances consent.

- Buildings used for: shops; financial, professional and other services; drinking establishments; nightclubs; and hotels.

- Non-residential uses for health services, nurseries and educational establishments, subject to a specific warning and evacuation plan.

- Essential ancillary sleeping or residential accommodation for staff 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 recreation and open space.

- Essential ancillary sleeping or residential accommodation for staff and emergency dispersal points.

- Emergency dispersal points.

- Basement dwellings.

- Caravans, mobile homes and park homes intended for permanent residential use.

- Installations requiring hazardous substances consent.

- Buildings used for: shops; financial, professional and other services; drinking establishments; nightclubs; and hotels.

- Non-residential uses for health services, nurseries and educational establishments, subject to a specific warning and evacuation plan.

- Essential ancillary sleeping or residential accommodation for staff 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 recreation and open space.

- Essential ancillary sleeping or residential accommodation for staff and emergency dispersal points.

- Emergency dispersal points.

- Basement dwellings.

- Caravans, mobile homes and park homes intended for permanent residential use.

- Installations requiring hazardous substances consent.

- Buildings used for: shops; financial, professional and other services; drinking establishments; nightclubs; and hotels.

- Non-residential uses for health services, nurseries and educational establishments, subject to a specific warning and evacuation plan.

- Essential ancillary sleeping or residential accommodation for staff 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 recreation and open space.

- Essential ancillary sleeping or residential accommodation for staff and emergency dispersal points.

- Emergency dispersal points.

- Basement dwellings.

- Caravans, mobile homes and park homes intended for permanent residential use.

- Installations requiring hazardous substances consent.

- Buildings used for: shops; financial, professional and other services; drinking establishments; nightclubs; and hotels.

- Non-residential uses for health services, nurseries and educational establishments, subject to a specific warning and evacuation plan.

- Essential ancillary sleeping or residential accommodation for staff 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 recreation and open space.

- Essential ancillary sleeping or residential accommodation for staff and emergency dispersal points.

- Emergency dispersal points.

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- Essential ancillary sleeping or residential accommodation for staff 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 recreation and open space.

- Essential ancillary sleeping or residential accommodation for staff and emergency dispersal points.

- Emergency dispersal points.

- Basement dwellings.

- Caravans, mobile homes and park homes intended for permanent residential use.

- Installations requiring hazardous substances consent.

- Buildings used for: shops; financial, professional and other services; drinking establishments; nightclubs; and hotels.

- Non-residential uses for health services, nurseries and educational establishments, subject to a specific warning and evacuation plan.

- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

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- Essential ancillary sleeping or residential accommodation for staff and emergency dispersal points.

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- Caravans, mobile homes and park homes intended for permanent residential use.

- Installations requiring hazardous substances consent.