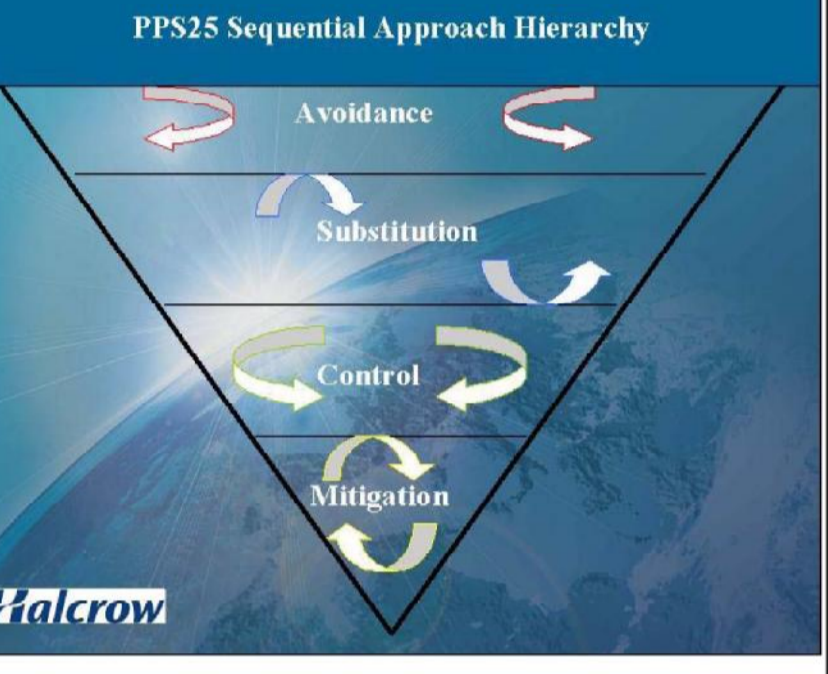


This map is to be used in conjunction with the SFRA report and GIS files for application of the Sequential Test. This test is the most important flood risk management tool for spatial planning, as it implements the high level measures of avoidance / prevention and substitution.

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 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 level 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 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**  
 All development proposals in this zone should be accompanied by a FRA. 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 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. The highly vulnerable uses in Table D.2 should not be permitted in this zone.

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

**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's 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 consequence 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:

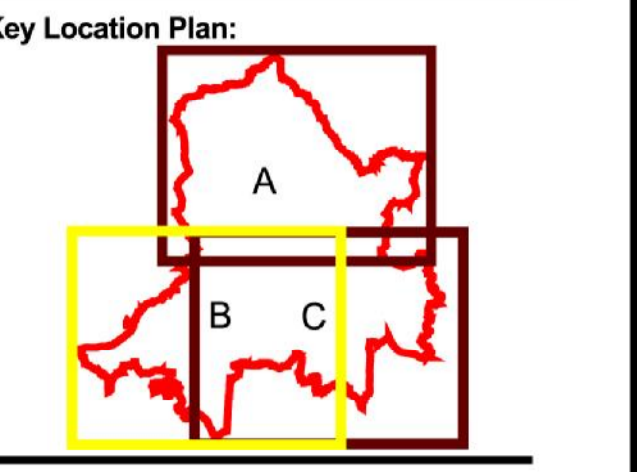
- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows; and
- not increase flood risk elsewhere.

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.

**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.



**PPS25: Flood Risk Vulnerability Classification**

Flood Risk Vulnerability	Essential Infrastructure
Essential Infrastructure	Essential transport infrastructure including major evacuation routes which has to cross the area at risk, and strategic utility infrastructure, including electricity generating power stations and gas and primary substations.
Highly Vulnerable	Police stations, ambulance stations and fire stations and Command Centres and telecommunications installations required to be operational during flooding. Emergency disposal points. Essential dwellings. Casualties, mobile homes and park homes intended for permanent residential use. Installations requiring hazardous substances consent. <sup>19</sup>
More Vulnerable	Hospitals. Residential institutions such as residential care homes, children's homes, social care homes, prisons and hotels. Buildings used for dwelling houses, student halls of residence; training establishments, nightclubs, and assembly and leisure. Non-residential uses for health services, academies and educational establishments. Landfill and sites used for waste management facilities for hazardous waste. <sup>20</sup> Sites used for holiday or short-term caravans and camping, subject to a specific warning and evacuation plan.
Less Vulnerable	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. Land and buildings used for agriculture and forestry. Waste treatment (except landfill and hazardous waste facilities). Marine working and processing (except for sand and gravel working). Water treatment plants. Sewage treatment plants, if adequate pollution control measures are in place. Road control infrastructure. Water resources infrastructure and pumping stations. Sewage transmission infrastructure and pumping stations. Sand and gravel workings. Docks, marinas and wharves. Navigation facilities. ARCC defence establishments. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (including sleeping accommodation). Leisure and coastal stations. Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as charging points. Essential ancillary sleeping or residential accommodation for staff required by sites in this category, subject to a specific warning and evacuation plan.
Water-compatible Development	Road control infrastructure. Water resources infrastructure and pumping stations. Sewage transmission infrastructure and pumping stations. Sand and gravel workings. Docks, marinas and wharves. Navigation facilities. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (including sleeping accommodation). Leisure and coastal stations. Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as charging points. Essential ancillary sleeping or residential accommodation for staff required by sites in this category, subject to a specific warning and evacuation plan.

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

Flood Risk Vulnerability	Zone 1	Zone 2	Zone 3a	Zone 3b
Essential Infrastructure	Test required	Test required	Test required	Test required
Highly Vulnerable	Test required	Test required	Test required	Test required
More Vulnerable	Test required	Test required	Test required	Test required
Less Vulnerable	Test required	Test required	Test required	Test required
Water-compatible Development	Test required	Test required	Test required	Test required

X Development should not be permitted

Halcrow  
www.halcrow.com

East Dorset District Council  
Burdorpe Park  
Bournemouth  
Wimborne  
SN4 0GD

Furzehill  
Wimborne  
Dorset  
BH21 4HN

**Legend**

- Watercourse centreline
- Flood Storage Areas
- Defences
- Wearax Water: Approximate location of flooded properties
- Locations where sandbags have been required
- Localised flooding incident
- Localised flooding area
- Environment Agency: FRIS properties
- Environment Agency: FRIS incidents
- Functional Floodplain (Zone 3b)\*
- Flood Zone 2

**Historic flood outlines**

- 1959
- 1979
- 1989
- 1990
- 1993
- 1995
- 2000
- 2002
- 2003
- unknown

LPA boundary

\*The Functional Floodplain is equivalent to Flood Zone 3a

Scale 1 in 35,000

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

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