



Appendix D

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Table D.1 Flood zones

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 considered in a FRA. This need only be brief unless the factors above or other local considerations require particular attention.

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 SuDS.

Zone 2 Medium Probability

Definition

This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year.

Appropriate uses

Essential infrastructure and the water-compatible, less vulnerable and more vulnerable uses, as set out in Table 2, are appropriate in this zone. The highly vulnerable uses are only appropriate in this zone if the Exception Test is passed.

FRA requirements

All development proposals in this zone should be accompanied by a Flood Risk Assessment.

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 systems.



Zone 3 – 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 (Table 2) are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone. The more vulnerable uses and essential infrastructure should only be permitted in this zone if the Exception Test is passed. Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for users in times of flood.

FRA requirements

All development proposals in this zone should be accompanied by a Flood Risk Assessment.

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 systems;
- Relocate existing development to land in zones with a lower probability of flooding; and
- 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.

Table D.2 NPPF Flood Risk Vulnerability Classification

Essential Infrastructure	<ul style="list-style-type: none"> <input type="checkbox"/> Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk, and essential utility infrastructure, including electricity generating power stations and grid and primary substations and water treatment works that need to remain operational in times of flood.
Highly Vulnerable	<ul style="list-style-type: none"> <input type="checkbox"/> Police stations, Ambulance stations and Fire stations and command centres <input type="checkbox"/> telecommunications installations required to be operational during flooding. <input type="checkbox"/> Emergency dispersal points. <input type="checkbox"/> Basement dwellings. <input type="checkbox"/> Caravans, mobile homes and park homes intended for permanent residential use. <input type="checkbox"/> Installations requiring hazardous substances consent
More Vulnerable	<ul style="list-style-type: none"> <input type="checkbox"/> Hospitals. <input type="checkbox"/> Residential institutions such as residential care homes, children’s homes, social services homes, prisons and hostels. <input type="checkbox"/> Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels. <input type="checkbox"/> Non-residential uses for health services, nurseries and educational establishments.



- Landfill and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Less Vulnerable

- Police, ambulance and fire stations which are not required to be operational during flooding.
- Buildings used for: shops; financial, professional and other services; restaurants and cafes; hot 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).
- Minerals working and processing (except for sand and gravel working).
- Water treatment plants which do not need to remain operational during times of flood.
- Sewage treatment plants (if adequate pollution control measures are in place).

**Water-compatible
Development**

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel workings.
- Docks, marinas and wharves.
- Navigation facilities.
- MOD defence installations.
- Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- 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, subject to a specific warning and evacuation plan.

Table D.3 Flood Risk Vulnerability and Flood Zone "Compatibility"

Flood Risk Vulnerability classification (See Table D.2)	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable	
Flood Zone (see Table D.1)	Zone 1	✓	✓	✓	✓	
	Zone 2	✓	✓	Exception Test required	✓	
	Zone 3a	Exception Test required	✓	×	Exception Test required	✓
	Zone 3b "Functional floodplain"	Exception Test required	✓	×	×	×