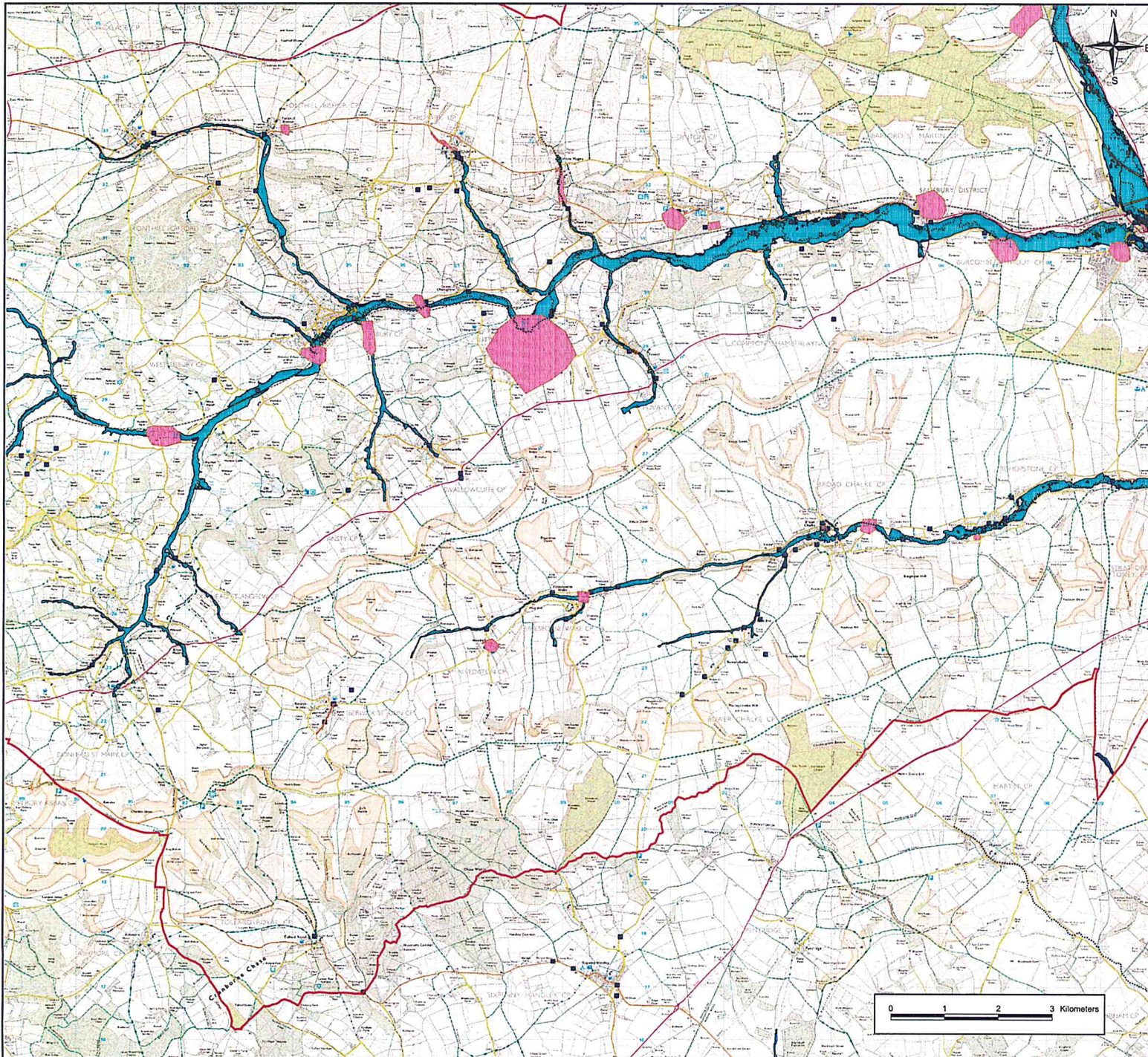
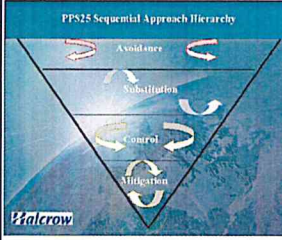


Appendix G
SFRA Flood Incident Map



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.



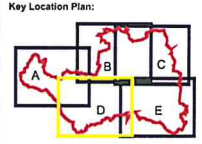
PPS25: Flood Zones Definition

Zone 1 - Low Probability
Definition: The zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (1%).
Appropriate uses: The uses of land are appropriate in the zone.
FRA requirements: For development proposals on sites comprising one or more of the categories of land, the vulnerability to flooding from other sources as well as river and sea flooding, and the potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the development on surface water runoff, should be incorporated in a FRA. The need only be included where it is not covered by other local considerations (e.g. particular planning or other requirements).
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 sustainable drainage techniques.

Zone 2 - Medium Probability
Definition: The zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of flooding (0.1% to 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 flooding 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 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.
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:
 1. 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;
 2. relocate existing development to land in zones with a lower probability of flooding; and
 3. create space for flooding to occur by using low level floodplains and flood risk pathways by identifying, allocating and safeguarding open space for flood storage.

Zone 3b - The Functional Floodplain
Definition: This zone comprises land where water runs to flow or is stored in terms of flood storage ponds or flood storage basins. Flood storage basins are used to store flood water in an area of high probability of flooding, to reduce the risk of flooding elsewhere in the area.
Appropriate uses: Only the water compatible uses, and the essential infrastructure listed in Table D.2 that fit in to these should be permitted in this zone. It should be designed and constructed to:
 - remain operational and safe in times of flood;
 - meet the need for flood storage;
 - not impede water flows; and
 - not increase flood risk elsewhere.
FRA requirements: Flood storage basins in this zone should pass the Flood Risk Test.
Policy aims: In this zone, developers and local authorities should seek opportunities to:
 1. 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
 2. relocate existing development to land with a lower probability of flooding.



PPS25: Flood Risk Vulnerability Classification

Classification	Definition
Highly vulnerable	Land which is highly vulnerable to flooding from the sea or from rivers and is not protected by a flood defence or other flood risk management measures.
Medium vulnerable	Land which is medium vulnerable to flooding from the sea or from rivers and is not protected by a flood defence or other flood risk management measures.
Low vulnerable	Land which is low vulnerable to flooding from the sea or from rivers and is not protected by a flood defence or other flood risk management measures.
Water compatible	Land which is water compatible and is not protected by a flood defence or other flood risk management measures.
Essential infrastructure	Land which is essential infrastructure and is not protected by a flood defence or other flood risk management measures.

PPS25: Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Zone	Highly vulnerable	Medium vulnerable	Low vulnerable	Water compatible	Essential infrastructure
Zone 1	Not permitted	Not permitted	Not permitted	Permitted	Permitted
Zone 2	Not permitted	Permitted	Permitted	Permitted	Permitted
Zone 3a	Not permitted	Permitted	Permitted	Permitted	Permitted
Zone 3b	Not permitted	Permitted	Permitted	Permitted	Permitted

Legend

- Watercourse centreline
- Flood Storage Areas
- Dilutions
- Wessex Water: Approximate location of flooded properties
- Localised flooding incidents
- Environment Agency: FRIS Properties
- Environment Agency: FRIS Incidents
- Functional Floodplain (Zone 3b)
- Flood Zone 2

Historic flood outlines

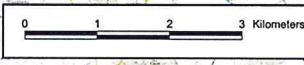
- 1959
- 1979
- 1989
- 1990
- 1993
- 1995
- 2000
- 2002
- 2003
- unknown
- LPA boundary

*The Functional Floodplain is equivalent to Flood Zone 3a

Scale 1 in 35,000

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

Historic flood map and Flood Zones 2 and 3b (Tile Set 1, Salisbury: Tile D)





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