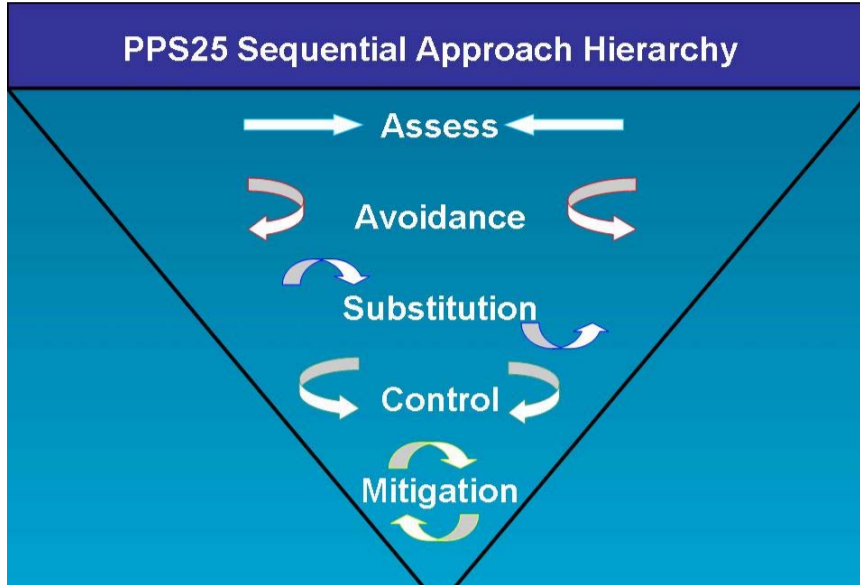


This map is to be read in conjunction with the SFRA report, and the tables of flood incidents, for the application of the Sequential Test. The test is the most important flood risk management tool for spatial planning, as it implements the following steps in the flood risk management hierarchy: assess, avoid, substitute, control and mitigate.

A planning authority applies the Sequential Test to demonstrate that there are no reasonably available sites in areas with less risk of flooding 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 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 Risk Vulnerability and Flood Zone 'Compatibility'

Flood Risk Vulnerability classification (See Table D.2)	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	Development is appropriate	Development is appropriate	Development is appropriate	Development is appropriate	Development is appropriate
Zone 2	Sequential Test required	Sequential Test required	Exception Test required	Sequential Test required	Sequential Test required
Zone 3a	Sequential Test required	Sequential Test required	Exception Test required	Sequential Test required	Sequential Test required
Zone 3b (Functional Floodplain)	Exception Test required	Sequential Test required	Exception Test required	Exception Test required	Exception Test required

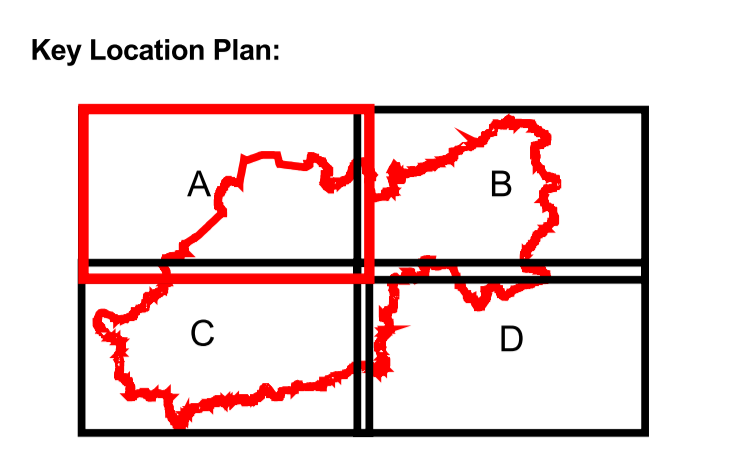
PPS25: Flood Zones Definition

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 brief 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 and beyond 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.
Subject to the Sequential Test being applied, the highly vulnerable uses in Table D.2 are only appropriate in this zone if the Exception Test (see para. D.9) is passed.
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.

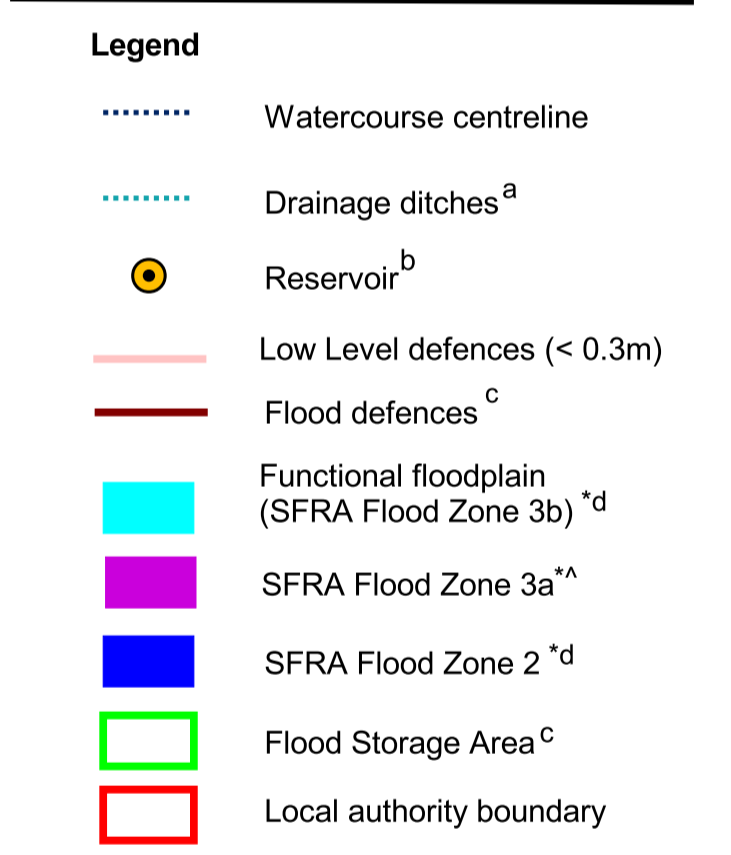
Zone 3a High Probability
Definition
 This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Appropriate uses
 The water-compatible and less vulnerable uses of 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.
 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.
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;
 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 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 conveyance 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

Essential Infrastructure	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.
Highly Vulnerable	Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations required to be operational during flooding. Emergency dispersal points. Boatmen chipping. Cafeterias, mobile homes and park homes intended for permanent residential use. Installations requiring hazardous waste consent. ¹⁹
More Vulnerable	Hospitals. Residential institutions such as residential care homes, children's homes, social services homes, prisons and hotels. Buildings used for dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels. Non-residential uses for health services, nurseries and educational establishments. Landfill and sites used for waste management facilities for hazardous waste. ¹⁹ Sites used for holiday or short-let 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; 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. 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, nurseries and wharves. Navigation facilities. MCD defence installations. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a watercourse location. Water-based recreation (excluding sleeping accommodation). Leisure and coastalguard 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.



^a Refer to Section 2.4 of the report for information on drainage ditches
^b Refer to Section 6.9 of the report for further information about the reservoirs
^c Refer to Chapter 7 of the report for further information about defences and flood storage areas. Defence height is shown based on spot heights, which may vary along the length of defence due to variations in topography.
^d Refer to Chapter 6 of the report for further information about all sources of flooding.
^A The SFRA flood zones have been clipped tight to the LPA boundary, but in many cases they extend further outside the LPA area as a continuous flood zone.
^B The land behind defences and raised embankments has been classified as Flood Zone 3a. The land to the north of Station Road on the left and right banks of the River Ise in Ilminster has been classified as Flood Zone 3a due to allocation specific flood risk assessments that have been undertaken in the past.



Scale 1 in 45,000
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South Somerset SFRA
SFRA Flood Zones (Tile Set 1, Tile A)
 You are advised to check with the Environment Agency/ South Somerset District Council that this map is up to date