



**PPS25: Flood Risk Vulnerability Classification**

<b>Essential Infrastructure</b>	<ul style="list-style-type: none"> <li>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.</li> </ul>
<b>Highly Vulnerable</b>	<ul style="list-style-type: none"> <li>Police stations, Ambulance stations and Fire stations and Command Centres and telecommunications installations required to be operational during flooding.</li> <li>Emergency dispersal points.</li> <li>Basement dwellings.</li> <li>Caravans, mobile homes and park homes intended for permanent residential use.</li> <li>Installations requiring hazardous substances consent 19</li> </ul>
<b>More Vulnerable</b>	<ul style="list-style-type: none"> <li>Hospitals.</li> <li>Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.</li> <li>Buildings used for: dwelling houses; student halls of residence; drinking establishments; nightclubs; and hotels.</li> <li>Non-residential uses for health services, nurseries and educational establishments.</li> <li>Landfill and sites used for waste management facilities for hazardous waste 20</li> <li>Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.</li> </ul>
<b>Less Vulnerable</b>	<ul style="list-style-type: none"> <li>Buildings used for shops, financial, professional and other services, restaurants and cafes, food takeaways, offices, general industry, storage and distribution; and assembly and leisure.</li> <li>Land and buildings used for agriculture and forestry.</li> <li>Waste treatment (except landfill and hazardous waste facilities).</li> <li>Minerals working and processing (except for sand and gravel working).</li> <li>Water treatment plants.</li> <li>Sewage treatment plants (if adequate pollution control measures are in place).</li> </ul>
<b>Water-compatible Development</b>	<ul style="list-style-type: none"> <li>Flood control infrastructure.</li> <li>Water transmission infrastructure and pumping stations.</li> <li>Sewage transmission infrastructure and pumping stations.</li> <li>Sand and gravel workings.</li> <li>Docks, marinas and wharves.</li> <li>Navigation facilities.</li> <li>MOD defence installations.</li> <li>Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a wastewater location.</li> <li>Water-based recreation (excluding sleeping accommodation).</li> <li>Lifeguard and coastguard stations.</li> <li>Amenity open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.</li> <li>Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.</li> </ul>

**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	x	Sequential Test required	Sequential Test required
Zone 3b: Functional Floodplain	Exception Test required	Sequential Test required	x	x	x

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**Legend**

- Watercourse centreline
- Drainage ditches
- Functional floodplain (with climate change)
- SFR3 Flood Zone 3a (with climate change)
- Local Authority boundary

\* Refer to Section 2.4 of the report for information about drainage ditches

\* To map the impacts of climate change the following assumptions have been used: current FZ2a becomes FZ2b with climate change; current FZ2b becomes FZ2a with climate change.

\* The SFR3 flood zones have been clipped to the LPA boundary, but in many cases they extend further outside the LPA area as a continuous flood zone

**Scale 1 in 45,000**

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**South Somerset SFR3**

**Climate Change Flood Zones (Years 2025-2115) (Tile Set 3, Tile A)**

You are advised to check with the Environment Agency/ South Somerset District Council that this map is up to date