

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Dacorum Borough Council, 100018935, (2007).

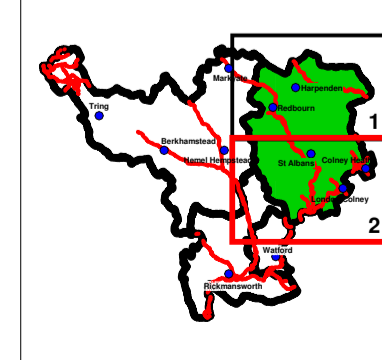
Project:- DACORUM BOROUGH COUNCIL, ST ALBANS DISTRICT COUNCIL, THREE RIVERS DISTRICT COUNCIL, WATFORD BOROUGH COUNCIL STRATEGIC FLOOD RISK ASSESSMENT

Tile F6:- FLOOD ZONES (2025-2115)
ST ALBANS DISTRICT COUNCIL

Rev.	By	Date	Description
A	AJ Bryan	25.06.07	Alterations made following Workshop & Environment Agency comments.

Drawn By :- A J Bryan	Revision A	Drawing Scale :- 1:25,000	Drawing No. :- WN/CBAD/DRAWING - 013
Checked By :- L R Markeson	Status FINAL	Sheet No. :- 2 of 2	Date :- 21st May 2007
Approved By :- P L Wilkinson		Plot Scale :- 1:1 @ A1	Issuing Office :- Waltham Cross

Location Plan:-



Legend:-

- Council Boundary
- Watercourse Centre Line
- Flood Zone 3a (High Probability)
- Flood Zone 3b (Functional Floodplain)
- Grand Union Canal



Halcrow
Waltham Cross
Hertfordshire
EN8 7NX

PPS25: Flood Zones Definition

Zone	Definition	Appropriate uses	FRA requirements	Policy aims
Zone 1 Low Probability	This zone comprises land assessed as having less than a 1 in 1000 annual probability of river or sea flooding in any year (<0.1%).	All uses of land are appropriate in this zone.	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.	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	This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (0.1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.	The water-compatible, less vulnerable and more vulnerable uses of land and essential infrastructure in Table D.2 are appropriate in this zone. The highly vulnerable uses in Table D.2 should only be permitted in this zone if the Exception Test (see para. D.2) is passed. Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for uses in times of flood.	All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.	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; and to 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 3a High Probability	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.	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.2) is passed. Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for uses in times of flood.	All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.	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; 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.
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. SFRAs 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 another probability to be agreed between the LPA and the Environment Agency, including water conveyance routes).	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 uses in times of flood; result in no net loss of floodplain storage; not impede water flow; and not increase flood risk elsewhere. Essential infrastructure in this zone should pass the Exception Test.	All development proposals in this zone should be accompanied by a FRA. See Annex E for minimum requirements.	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; and to relocate existing development to land with a lower probability of flooding.

PPS25: Flood Risk Vulnerability and Flood Zone "Compatibility"

Flood Risk Vulnerability Classification	Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception Test Required	✓	✓
Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
Zone 3b (Functional Floodplain)	Exception Test Required	✓	✗	✗	✗

✓ : Development is appropriate
 ✗ : Development should not be permitted

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. Basement dwellings. Caravans, mobile homes and park homes intended for permanent residential use. Installations requiring hazardous substances consent, 19.
More Vulnerable	Hospitals. Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels. 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 20. 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, marinas and wharves. Navigation facilities. MCO defence installations. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation (excluding sleeping accommodations), sports and recreation and essential facilities such as changing rooms. 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.