

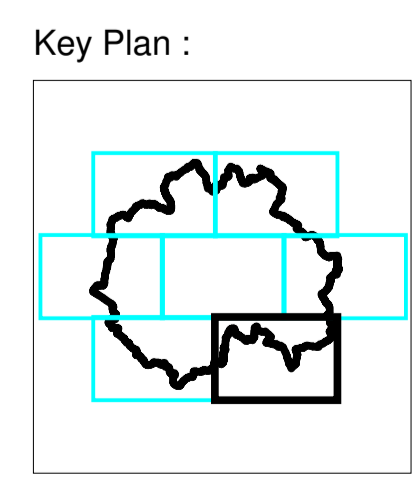
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Project:- TAMWORTH, LICHFIELD, STAFFORD AND STAFFORDSHIRE MOORLANDS STRATEGIC FLOOD RISK ASSESSMENT

Tile B7:- STRATEGIC FLOOD RISK MAP SHOWING FLOODING FROM ALL SOURCES STAFFORD BOROUGH COUNCIL

Rev.	By	Date	Description

Drawn By :- A J Bryan	Revision :-	Drawing Scale :- 1:25,000	Drawing No. :- WB/TLSS/DRAWING - 009
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Approved By :- J R Parkin		Plot Scale :- 1:1 @ A1	Issuing Office :- Birmingham



Legend:-

	Council Boundary		Recorded Flooding - Canal
	Main River		Recorded Flooding - Artificial Drainage
	Flood Zone 2 (Medium Probability)		Recorded Flooding - Surface Water
	Flood Zone 3a (High Probability)		Recorded Flooding - Fluvial
	Flood Zone 3b (Functional Floodplain)		Recorded Flooding - Unknown

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PPS25: Flood Zones Definition

Flood Zone	Definition	Appropriate uses	FRA requirements	Policy aims
Zone 1 Low Probability	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%).	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 (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 and less vulnerable uses of land and essential infrastructure in Table D.2 are appropriate 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.3) is passed.	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.
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.	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; ii. relocate existing development to land in zones with a lower probability of flooding; and 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	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.	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 iii. relocate existing development to land with a lower probability of flooding.

PPS25: Flood Risk Vulnerability and Flood Zone "Compatibility"

Flood Zone	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	Exception Test Required	✓	✗	✗	✗	✗

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

PPS25: Flood Risk Vulnerability Classification

Classification	Essential Infrastructure
Highly Vulnerable	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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. Landfills 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	<ul style="list-style-type: none"> 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). Mensile 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	<ul style="list-style-type: none"> 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. MCD 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). 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.