



PPS25: Flood Risk Vulnerability Classification

Vulnerability Category	Description
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 gas and primary substations.
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 disposal 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 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	<ul style="list-style-type: none"> Buildings used for shops, financial, professional and other services, restaurants and cafes, fast food takeaways, offices, general industry, storage and distribution, non-residential institutions not included as '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	<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. MCO defence installations. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterwise location. Water-based recreation (including sleeping accommodation). 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 users in this category, subject to a specific warning and evacuation plan.

PPS25: Flood Risk Vulnerability and Flood Zone 'Compatibility'

Flood Risk Vulnerability Category (see Table D1)	Essential Infrastructure		Highly Vulnerable		More Vulnerable		Less Vulnerable	
	Zone 1	Zone 2	Zone 3a	Zone 3b	Zone 3a*	Zone 3b	Zone 3a*	Zone 3b
Essential Infrastructure	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required
Highly Vulnerable	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required
More Vulnerable	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required
Less Vulnerable	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required
Water-compatible Development	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required	Sequential Test required

X Development should not be permitted

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Legend

- Watercourse centreline
- Functional floodplain (Zone 3b) with climate change
- Flood Zone 3a* with climate change
- LPA boundary

*Flood Zone 3a is equivalent to Flood Zone 2

Scale 1 in 35,000

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

Climate Change Flood Zones (Tile Set 2, North Dorset: Tile A)