
8. References

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Appendix A

Flood Risk Vulnerability Classification

X Pages

Table A.1 PPS 25 Flood Risk Vulnerability Classification

Flood Risk Vulnerability Classification	Land Use
Essential infrastructure	Essential transport infrastructure (including mass evacuation routes) which has to cross the area at risk, and strategic utility infrastructure.
Highly vulnerable	Police stations, Ambulance stations and Fire stations and Command Centres required to be operational during flooding. Electricity-generating power stations and sub-stations. Hospitals. Emergency dispersal points. Residential institutions such as residential care homes, childrens' homes, social services homes and student Halls of Residence and hostels. Gypsy and traveller sites using caravans or mobile homes. Mobile or park homes for permanent residential use. Dwelling houses designed, constructed or adapted for the elderly or other people with impaired mobility.
More vulnerable	Buildings used for: dwelling houses (except for those in the highly vulnerable classification); drinking establishments; nightclubs; and hotels. Non-residential institutions such as health services, nurseries and educational establishments, but excluding hospitals. Landfill and hazardous waste facilities.
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; and assembly and leisure. Land and buildings used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan. Land and buildings used for agriculture and forestry. Waste treatment (except landfill and hazardous waste). Minerals working and processing. Transport infrastructure.
Water compatible development	Flood control infrastructure. Water treatment plants and pumping stations. Sewage treatment plants and pumping stations. Docks, marinas and wharves. Navigation facilities. Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location. Water-based recreation and tourism (excluding sleeping accommodation). Lifeguard and coastguard stations. Amenity open space, 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).

Notes

1. Based on PPS 25 *Development and Flood Risk*.
2. This classification is based on advice from the Environment Agency on the flood risks to people and the need of some uses to keep functioning during flooding.
3. Buildings that combine a mixture of uses should be placed into the higher of the relevant classes of flood risk sensitivity. Developments that allow uses to be distributed over the site may fall within several classes of flood risk sensitivity.