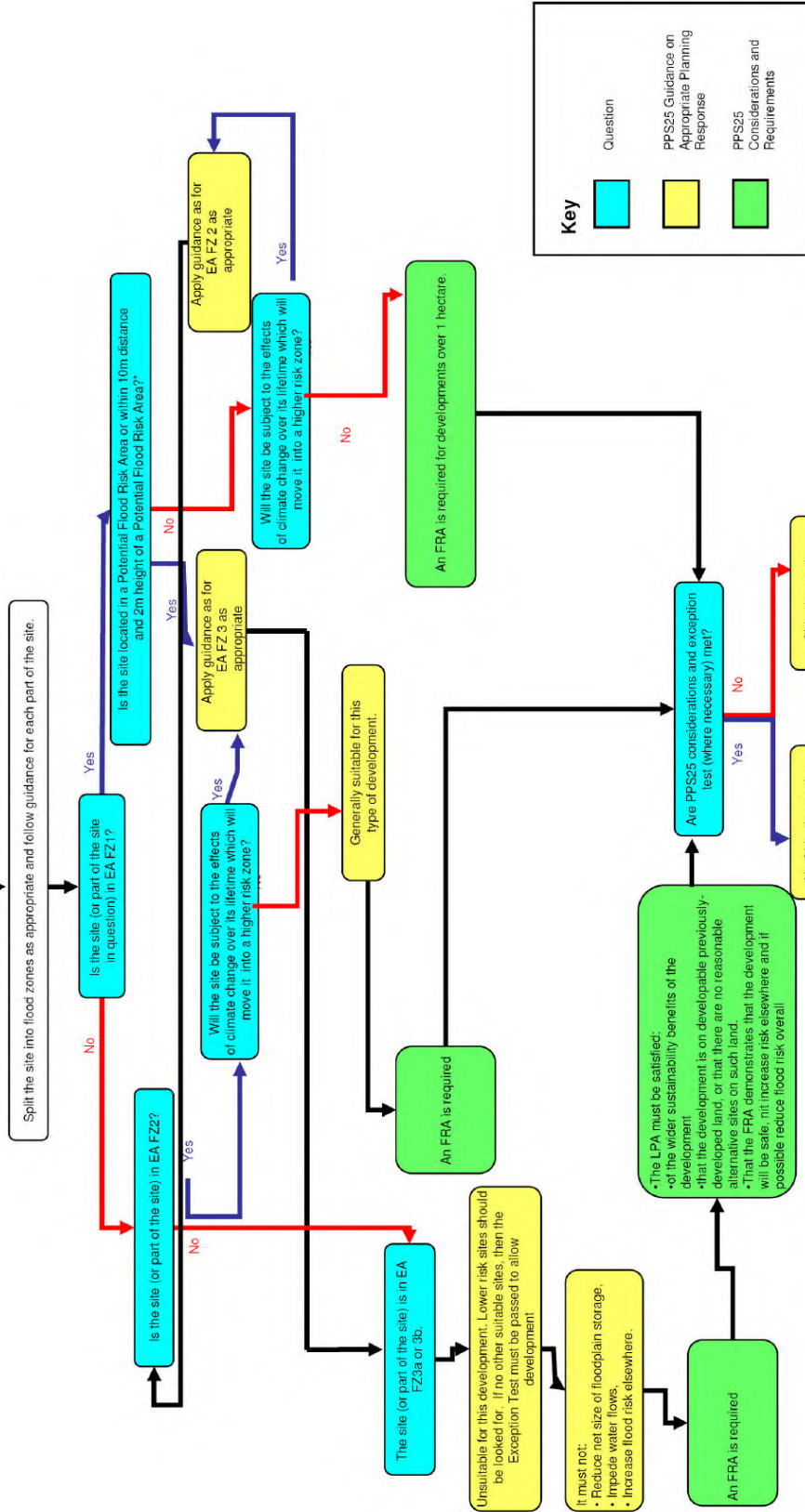




GUIDANCE NOTE: FRA PROCEDURE

PPS25 Flow Chart 1 – Essential Infrastructure

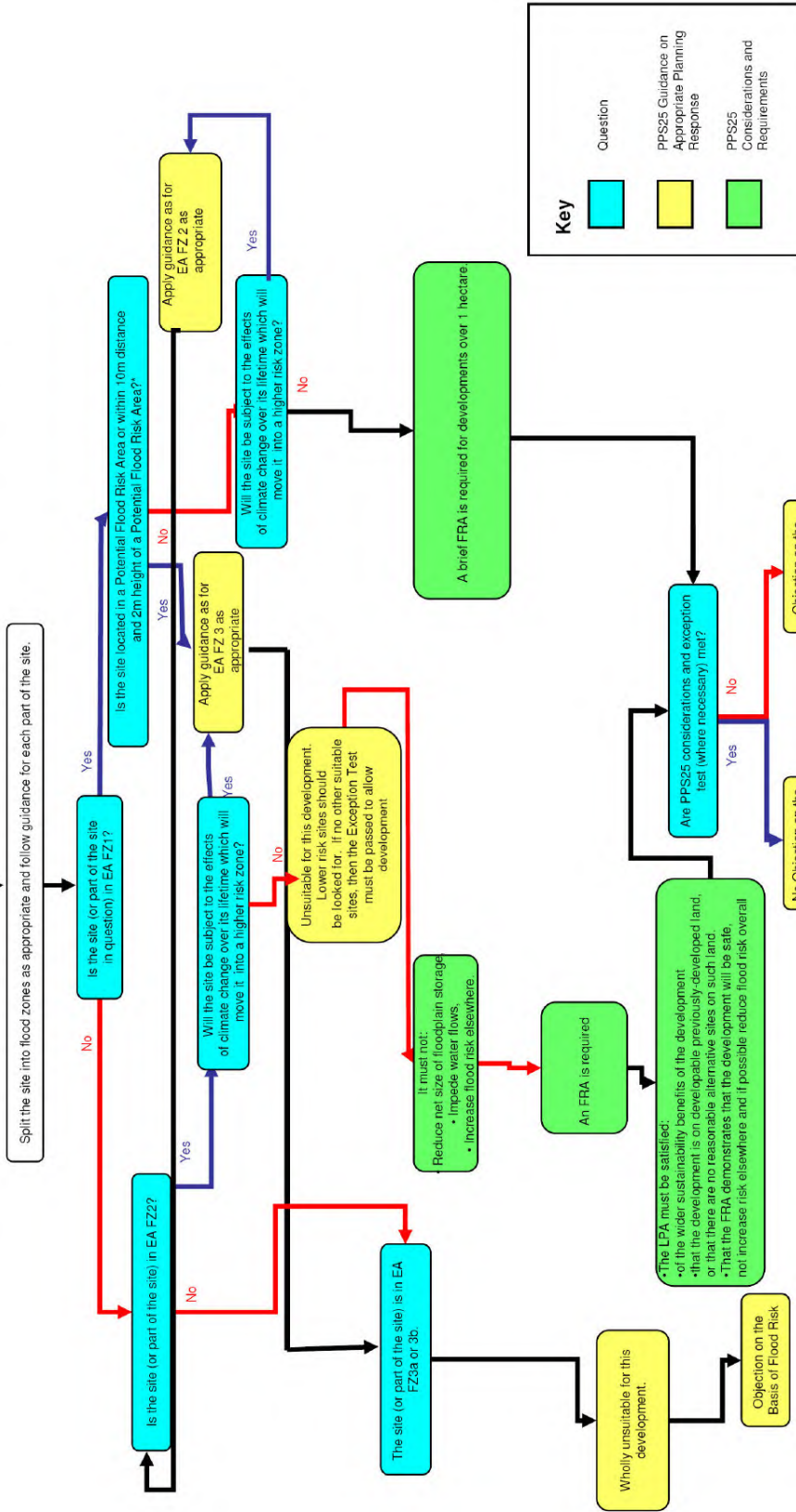


Notes:

- All risks relate to the time at which a land allocation decision is made or an application submitted
- Development should not be permitted where existing sea or river defences, properly maintained, would not provide an acceptable standard of safety over the lifetime of the development, as such land would be extremely vulnerable should a flood defence embankment or sea wall be breached, in particular because of the speed of flooding in such circumstances.
- Minimum standard of defence for fluvial risk areas is 1:100 + climate change, and for tidal risk areas is 1:200 + climate change.
- Information above based on Section 2 of the SFRA. Refer to PPS25 for more detailed guidance.
- *This width and height allowance of 10m and 2m is to take into account the potential increase in the extent of the Potential Flood Risk Area due to climate change and the large uncertainty in the extents of the Potential Flood Risk Areas.



PPS25 Flow Chart 2 – Highly Vulnerable Developments

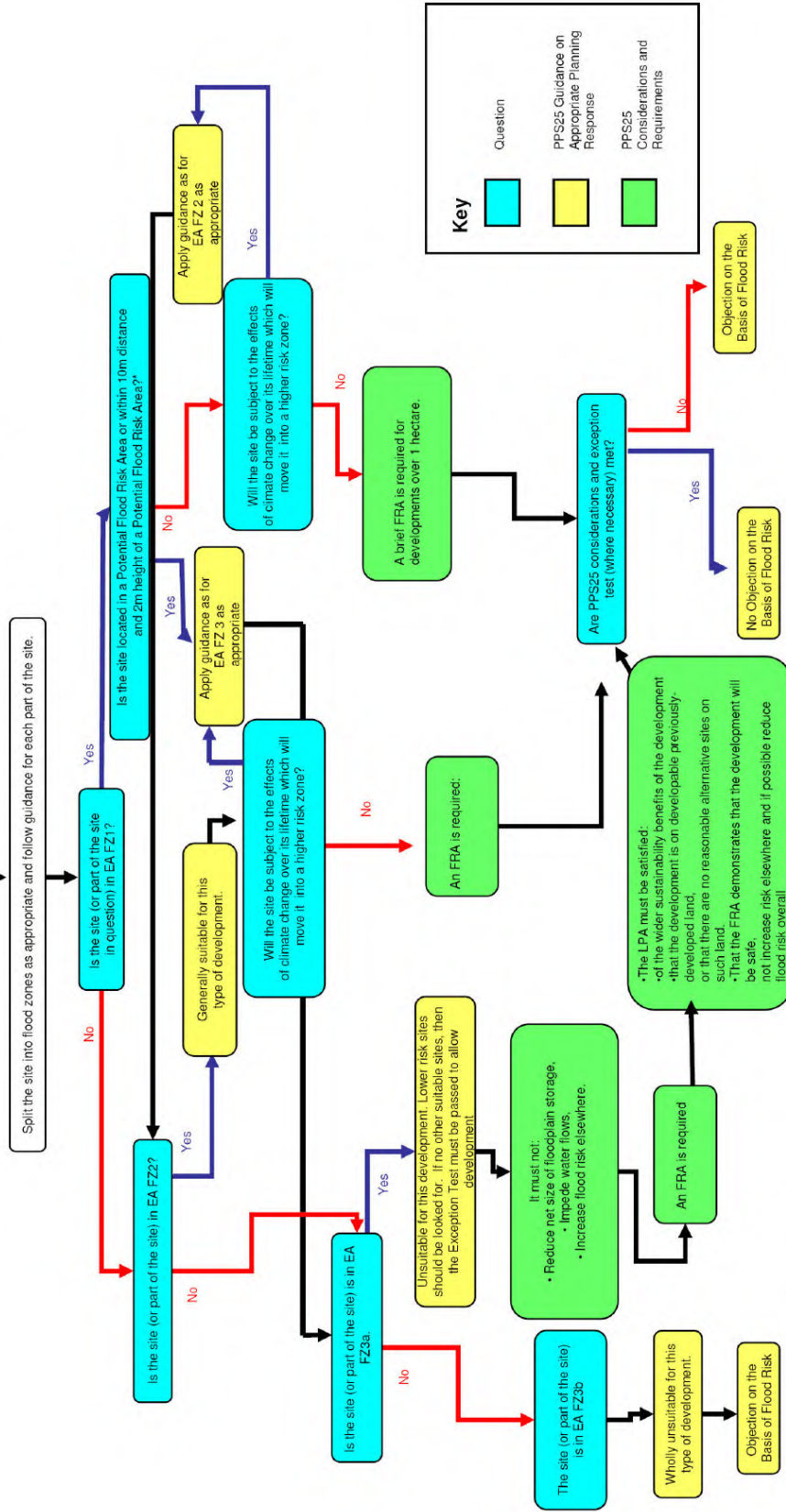


Notes:

1. All risks relate to the time at which a land allocation decision is made or an application submitted
2. Development should not be permitted where existing sea or river defences, properly maintained, would not provide an acceptable standard of safety over the lifetime of the development, as such land would be extremely vulnerable should a flood defence embankment or sea wall be breached, in particular because of the speed of flooding in such circumstances.
3. Minimum standard of defence for fluvial risk areas is 1:100 + climate change, and for tidal risk areas is 1:200 + climate change.
4. Information above based on Section 2 in the SFRA. Refer to PPS25 for more detailed guidance.
5. *This width and height allowance of 10m and 2m is to take into account the potential increase in the extent of the Potential Flood Risk Area due to climate change and the large uncertainty in the extents of the Potential Flood Risk Areas.



PPS25 Flow Chart 3 – More Vulnerable Developments

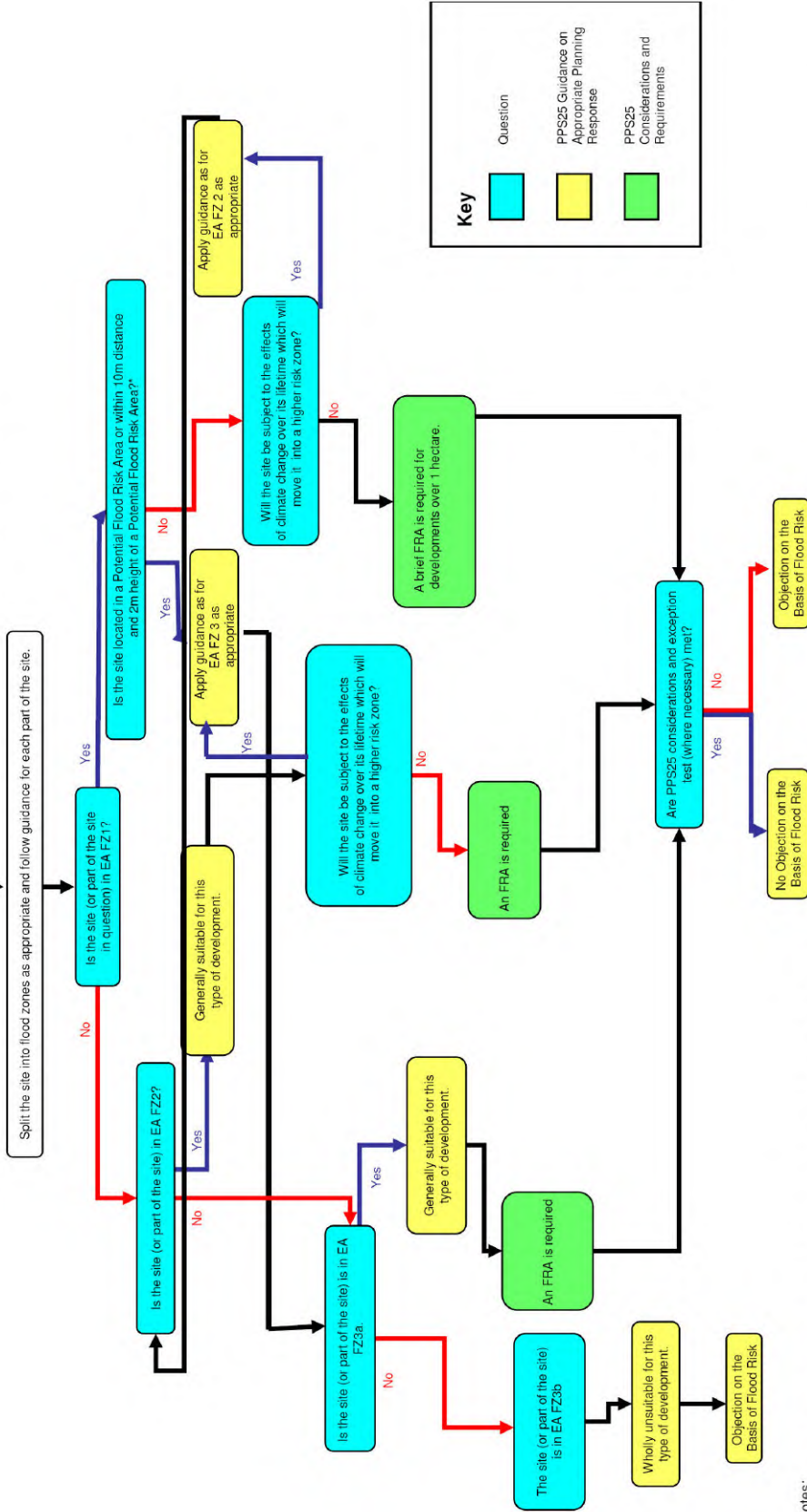


Notes:

1. All risks relate to the time at which a land allocation decision is made or an application submitted
2. Development should not be permitted where existing sea or river defences, properly maintained, would not provide an acceptable standard of safety over the lifetime of the development, as such land would be extremely vulnerable should a flood defence embankment or sea wall be breached, in particular because of the speed of flooding in such circumstances.
3. Minimum standard of defence for fluvial risk areas is 1:100 + climate change, and for tidal risk areas is 1:200 + climate change.
4. Information above based on Section 2 in the SFRA. Refer to PPS25 for more detailed guidance.
5. *This width and height allowance of 10m and 2m is to take into account the potential increase in the extent of the Potential Flood Risk Area due to climate change and the large uncertainty in the extents of the Potential Flood Risk Areas.



PPS25 Flow Chart 4 – Less Vulnerable Developments

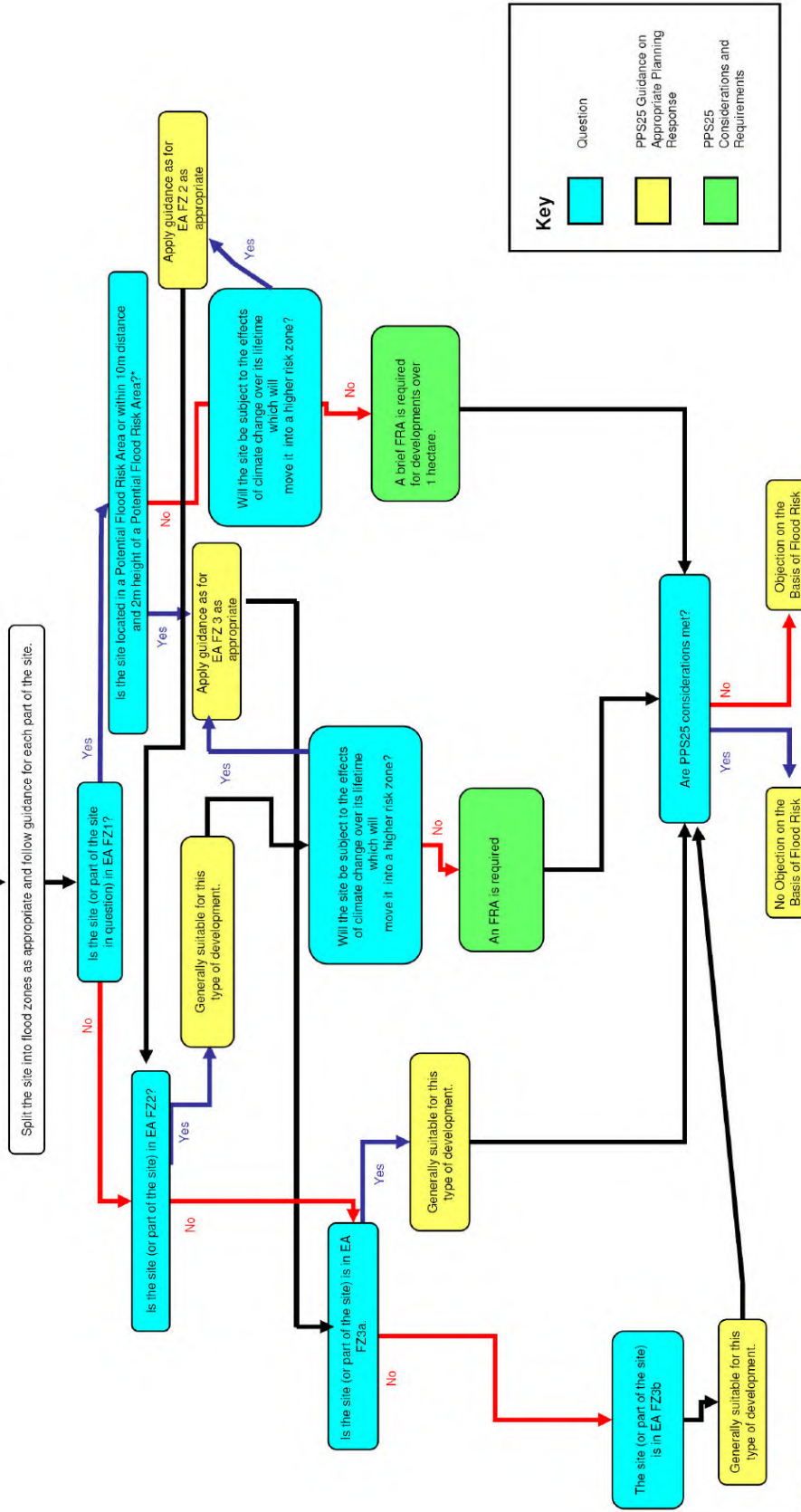


Notes:

1. All risks relate to the time at which a land allocation decision is made or an application submitted
2. Development should not be permitted where existing sea or river defences, properly maintained, would not provide an acceptable standard of safety over the lifetime of the development, as such land would be extremely vulnerable should a flood defence embankment or sea wall be breached, in particular because of the speed of flooding in such circumstances.
3. Minimum standard of defence for fluvial risk areas is 1:100 + climate change, and for tidal risk areas is 1:200 + climate change.
4. Information above based on Section 2 in the SFRA. Refer to PPS25 for more detailed guidance.
5. *This width and height allowance of 10m and 2m is to take into account the potential increase in the extent of the Potential Flood Risk Area due to climate change and the large uncertainty in the extents of the Potential Flood Risk Areas.



PPS25 Flow Chart 5 – Water-compatible Developments



Notes:

1. All risks relate to the time at which a land allocation decision is made or an application submitted
2. Development should not be permitted where existing sea or river defences, properly maintained, would not provide an acceptable standard of safety over the lifetime of the development, as such land would be extremely vulnerable should a flood defence embankment or sea wall be breached, in particular because of the speed of flooding in such circumstances.
3. Minimum standard of defence for fluvial risk areas is 1:100 + climate change, and for tidal risk areas is 1:200 + climate change.
4. Information above based on Section 2 in the SFRA. Refer to PPS25 for more detailed guidance.
5. *This width and height allowance of 10m and 2m is to take into account the potential increase in the extent of the Potential Flood Risk Area due to climate change and the large uncertainty in the extents of the Potential Flood Risk Areas.