

FLOOD ZONE 1

Land and property in flood zone 1 have a low probability of flooding

[More information about flood zones](#)

1 You don't need to do a [flood risk assessment](#) if your development is in flood zone 1 and:

- smaller than one hectare
- is not affected by sources of flooding other than rivers and the sea, for example surface water drains

2 If your development is in flood zone 1 and:

- larger than one hectare
- is affected by sources of flooding other than rivers and the sea, for example surface water drains

you can [learn more about flood risk assessment in flood zone 1](#)

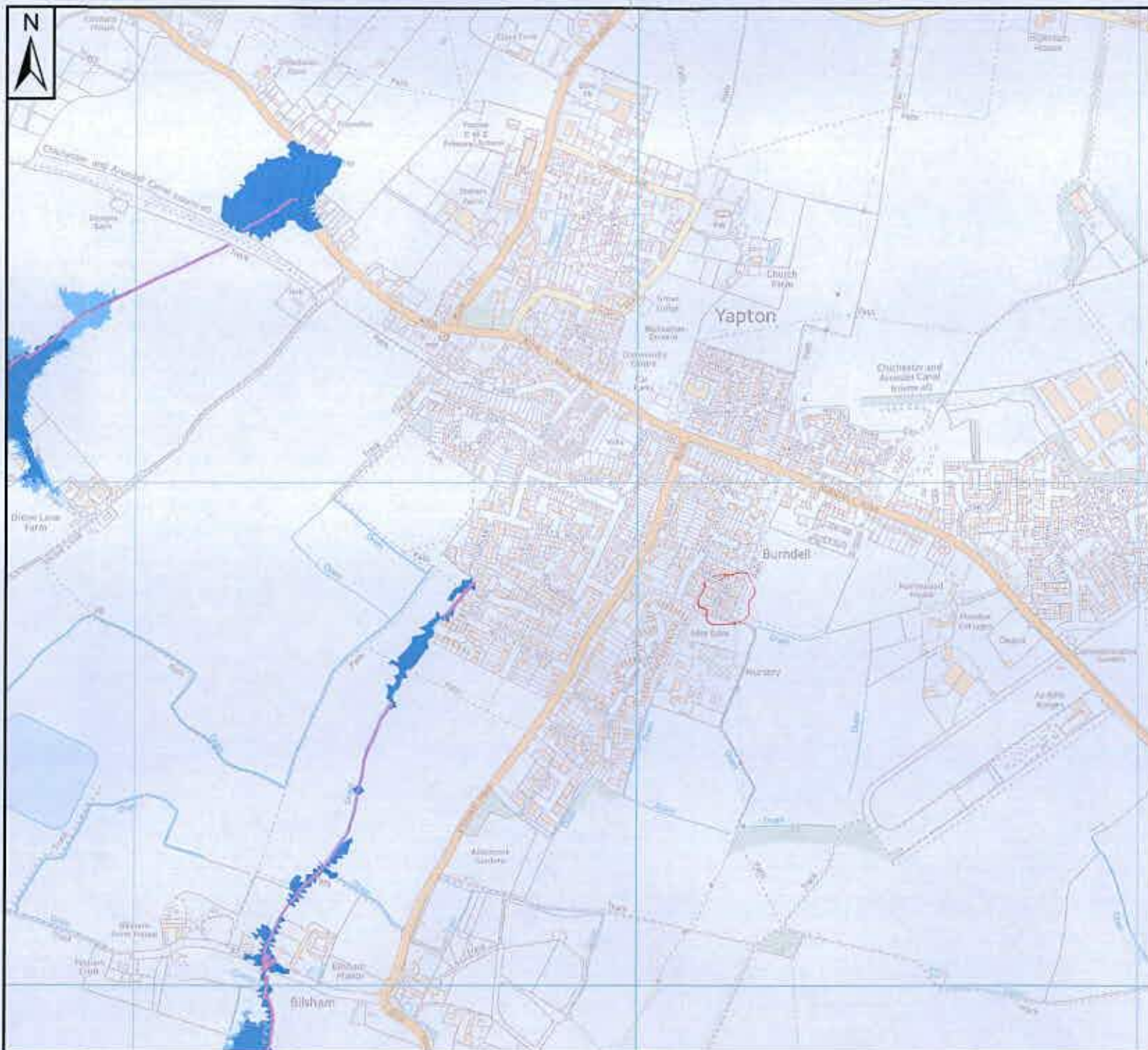
3 You can also [read more about flood risk assessments for planning applications](#)

[Learn more about the potential sources of flood risk in this area](#)



[Find out the flood probability at another location](#)

► [Terms of use](#)



Notes

Zone 1: Composed of land having a less than 1 in 1,000 annual probability of river or sea flooding in any year.

Zone 2: Composed of land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding or 1 in 200 and 1 in 1,000 annual probability of sea flooding in any year.

Zone 3a: This zone comprises land assessed as having a greater than 1 in 100 annual probability of river flooding or a greater than 1 in 200 annual probability of flooding from sea in any year.

Zone 3b: This zone comprises land where water has to flow or be stored in times of flood (the functional floodplain). The SFRA identified this Flood Zone as land which would flood with an annual probability of 1 in 20 years, where detailed modelling exists. In the absence of detailed hydraulic model information, a precautionary approach has been adopted with the assumption that the extent of Flood Zone 3b would be equal to Flood Zone 3a. If development is shown to be in Flood Zone 3a, further work should be undertaken as part of a detailed site specific.

Key Plan



Legend

--- Arun District CMA boundary

■ Flood Zone 2a

■ Flood Zone 2b

■ Flood Zone 2c

0 0.125 0.25 0.5 km

REF	Date	Comments
A	June 2018	
B		
C		

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ARUN DISTRICT COUNCIL

LEVEL 1 SFRA: APPENDIX C FLOOD ZONES

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