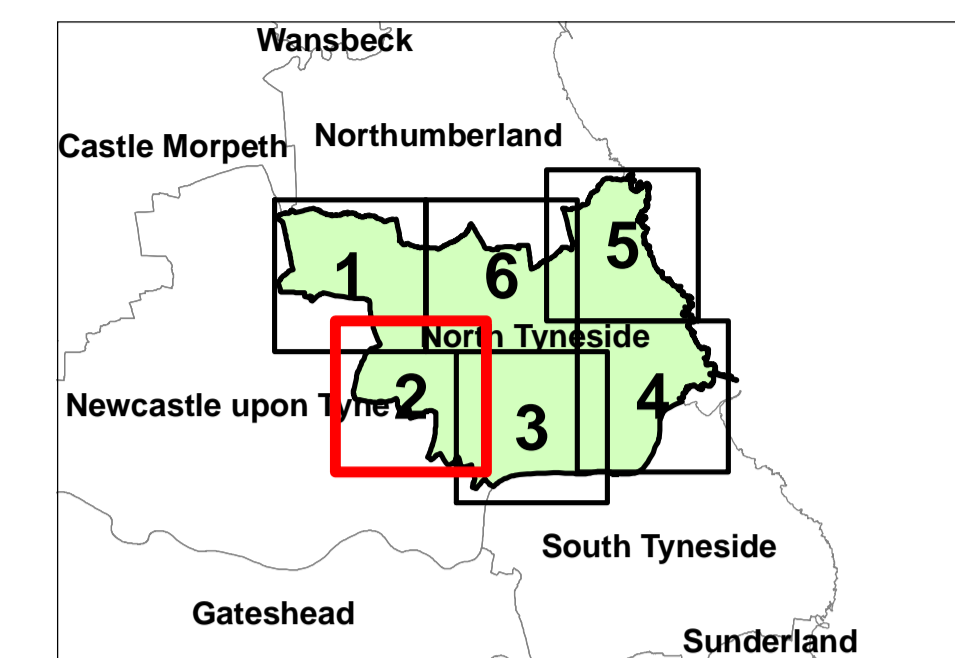


KEY PLAN



USER NOTES

This plan has been produced in accordance with PPS25: Development and Flood Risk and its Practice Guide.

"Surface water flooding frequently develops quickly and is difficult to predict. It occurs when natural and man-made drainage systems have insufficient capacity to deal with the volume of rainfall. The critical factors for surface water flooding are the volume of rainfall, its intensity, where it falls and the permeability of the surface it falls onto. In urban areas sudden and intense rainfall cannot drain away as quickly as it can in rural areas where vegetation and soil can slow down the process of run-off." PPS26 Practice Guide pg.87

This map has been produced from the Environment Agency national Surface Water Map, which identifies areas at high, intermediate and low susceptibility to surface water flooding. The outputs have been produced using a strategic broad scale modelling approach assuming a standard rainfall event, duration and that the drainage system is at capacity. Overland flow is therefore purely driven by topography rather than the underlying drainage system.

There is a need to review the Environment Agency national Surface Water Map due to the strategic nature of its production. In order to do this, the surface water map has been verified with historical flood incidences collected during the SFRA, which are also provided on this map. After a review of all data collected, the map shows an excellent correlation between historical flooded properties, areas and key surface water flow routes identified, providing a greater confidence in the Environment Agency data.

This map should be used to assess other sources of flooding within North Tyneside as illustrated within Stage 4 of the Sequential Test sieving process and should be used in conjunction with the PPS25 Flood Zone Map and not as an alternative

LEGEND

- Main Rivers
- Ordinary Watercourses 50k
- Housing Growth Point Sites
- SHLAA
- More
- Intermediate
- Less
- Flooded Properties (2005)
- Flooded Properties (2007)
- Flooded Properties (2008)
- TWFRS Flood Incidents
- Flooded Areas (2005)
- Flooded Areas (2007)
- Flooded Areas (2008)
- EA Historical Flood Map (v1.17)
- EA Flood Areas

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North Tyneside Council

NORTH TYNESIDE COUNCIL STRATEGIC FLOOD RISK ASSESSMENT

LEVEL 1 SFRA AREAS SUSCEPTIBLE TO SURFACE WATER FLOODING

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