

GROWTH POINT AREA/DEVELOPMENT TOWN

Allendale

FLOOD SOURCES

The map indicates that low-lying areas adjacent to the River East Allen are at higher risk from surface water flooding. There are a number of smaller tributary watercourses of the River Allen flows in the vicinity Allendale town including Philip Burn, Wooley Burn and Wager House Burn. Low lying areas adjacent to these watercourses are shown as intermediate to low risk from surface water flooding. In addition during periods of prolonged rainfall events and sudden intense downpours, overland flow from adjacent higher ground may 'pond' in isolated low-lying areas of the town.

No reported incidents of surface water flooding were identified.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

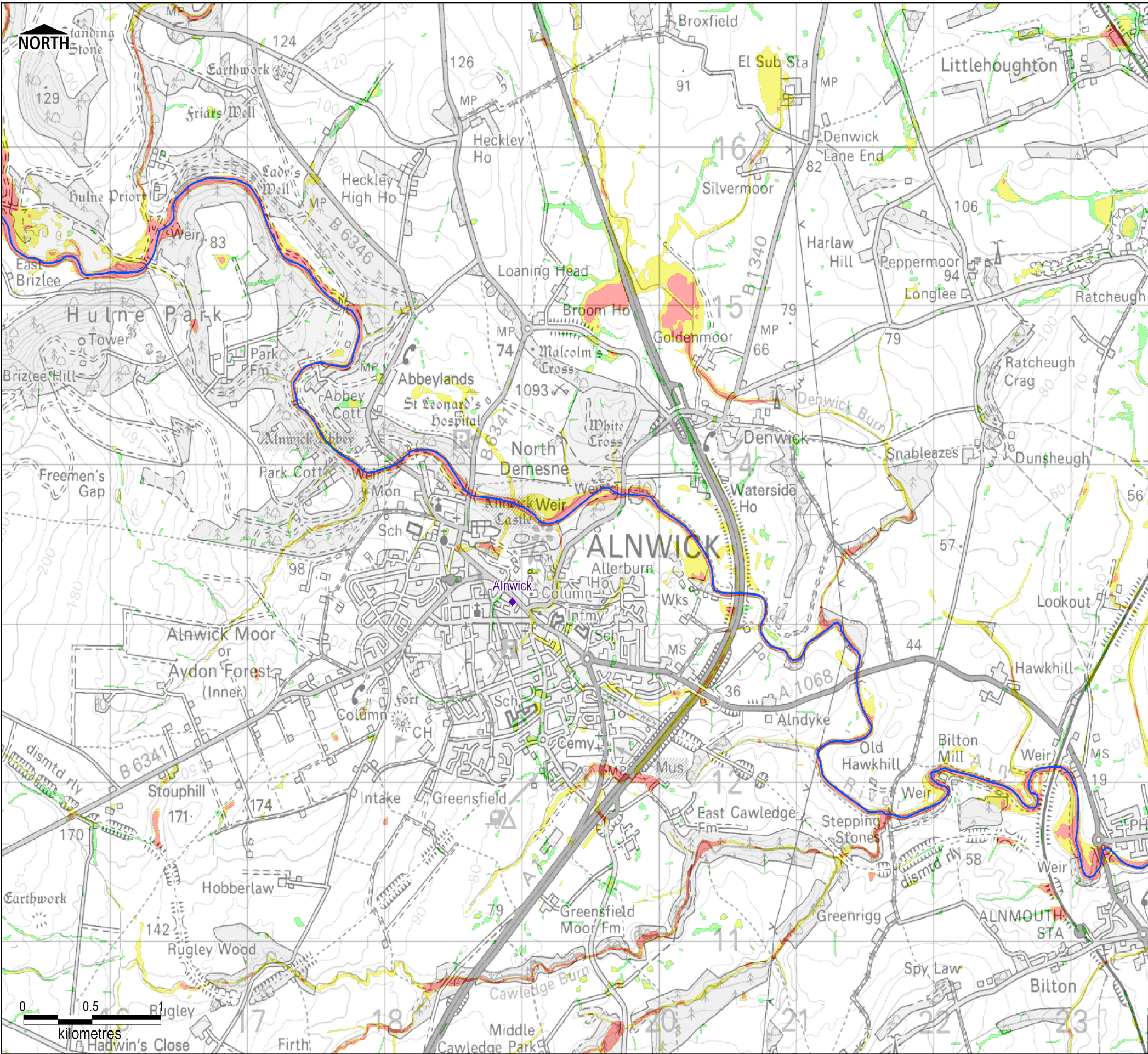
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

Where there is a SFRA exists, LPAs should inform the developer of their SFRA. The developer then must take account of these documents in preparation of the FRA and the LPA must consider the proposal with respect to these documents. However, the EA has requested the LPAs to refer the developers to the EA to obtain the surface water flooding maps. The EA issue the maps in hard copy format on a site-by-site basis as requested by developers.

When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



- Development Towns
- River Centrelines
- Northumberland Boundary

Susceptibility of Areas to Surface Water Flooding

- More
- Intermediate
- Less

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Revision Details

Drawing Status

FINAL

Job Title

Northumberland County Council
Level 1 Strategic
Flood Risk Assessment

Drawing Title
Areas Susceptible to
Surface Water Flooding

Scale at A3
AS SHOWN

Drawn SA Approved LO

Stage 1 Check Stage 2 Check Originated Date 30-10-09

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Drawing Number
S106308-B3-2

GROWTH POINT AREA/DEVELOPMENT TOWN

Alnwick

FLOOD SOURCES

The map identifies that the low-lying areas adjacent to the River Aln, Denwick Burn and Cawledge Burn are at higher risk from surface water flooding. There are several isolated areas within the town centre have been identified as being at intermediate to low risk from surface water flooding. These generally tend to be the low-lying areas created as a result of developments such as low points in roads which produce localised ponding areas during heavy rainfall events.

One reported incident of surface water flooding was identified within the central area of the town.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from “less” to “more” susceptible to surface water flooding. The “more” band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

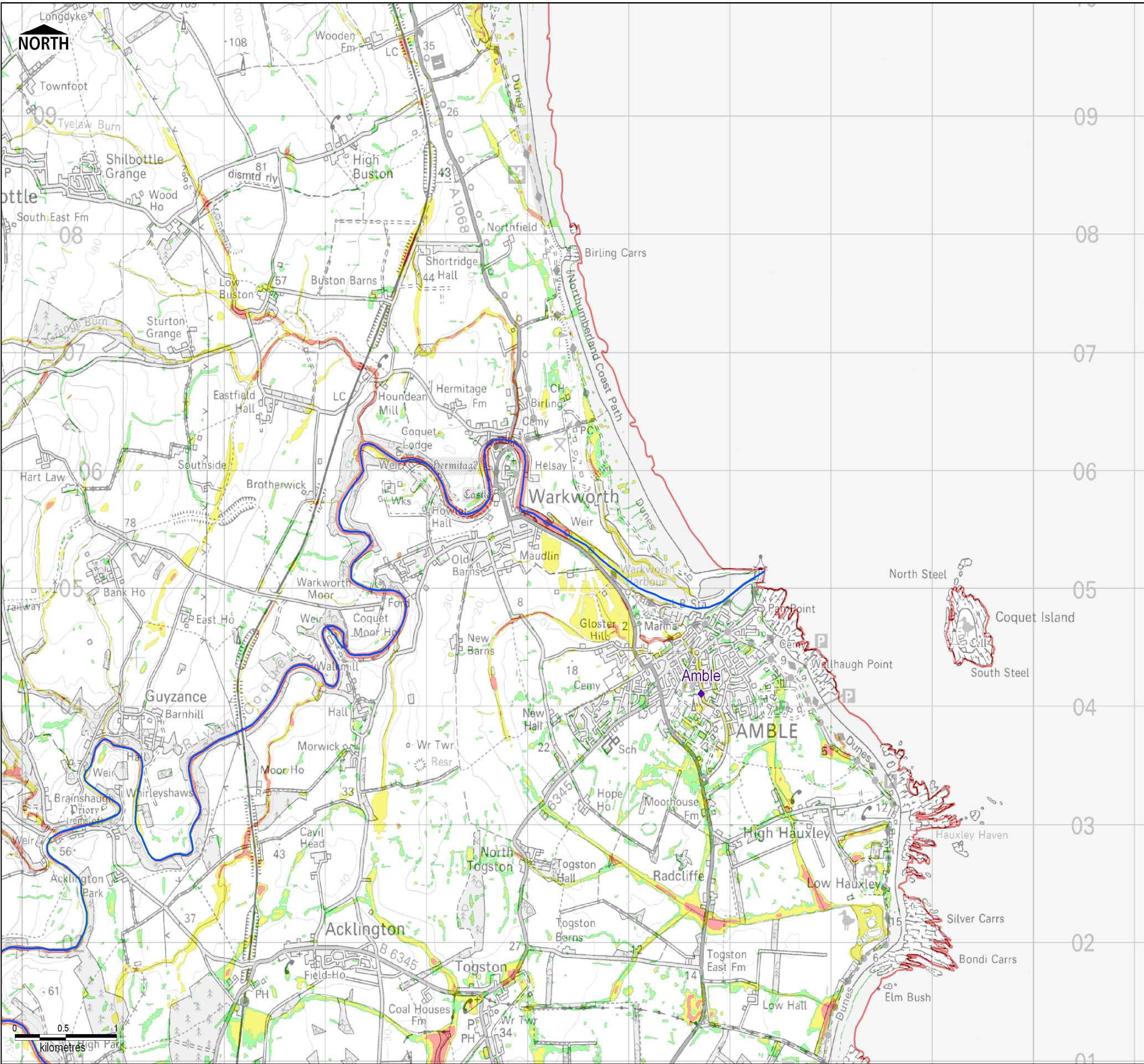
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

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When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



- ◆ Development Towns
- River Centrelines
- Northumberland Boundary

Susceptibility of Areas to Surface Water Flooding

- More
- Intermediate
- Less

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Revision Details By Date Suffix

Drawing Status

FINAL

Job Title

**Northumberland County Council
Level 1 Strategic
Flood Risk Assessment**

Drawing Title
**Areas Susceptible to
Surface Water Flooding
- Amble**

Scale at A3
AS SHOWN

Drawn SA Approved LO

Stage 1 Check Stage 2 Check Originated Date 30-10-09

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S106308-B3-3

GROWTH POINT AREA/DEVELOPMENT TOWN

Amble

FLOOD SOURCES

The map identifies that the High Hauxley, Low Hauxley and Gloster Hill areas are at high to intermediate risk from surface water flooding. There are several isolated locations in Amble town centre which have been identified as being at intermediate to low risk from surface water flooding. In addition during periods of prolonged rainfall events and sudden intense downpours, overland flow from adjacent higher ground may 'pond' in low-lying areas of the surrounding countryside (without draining into watercourses, surface water drainage systems or the ground).

No reported incidents of surface water flooding were identified.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

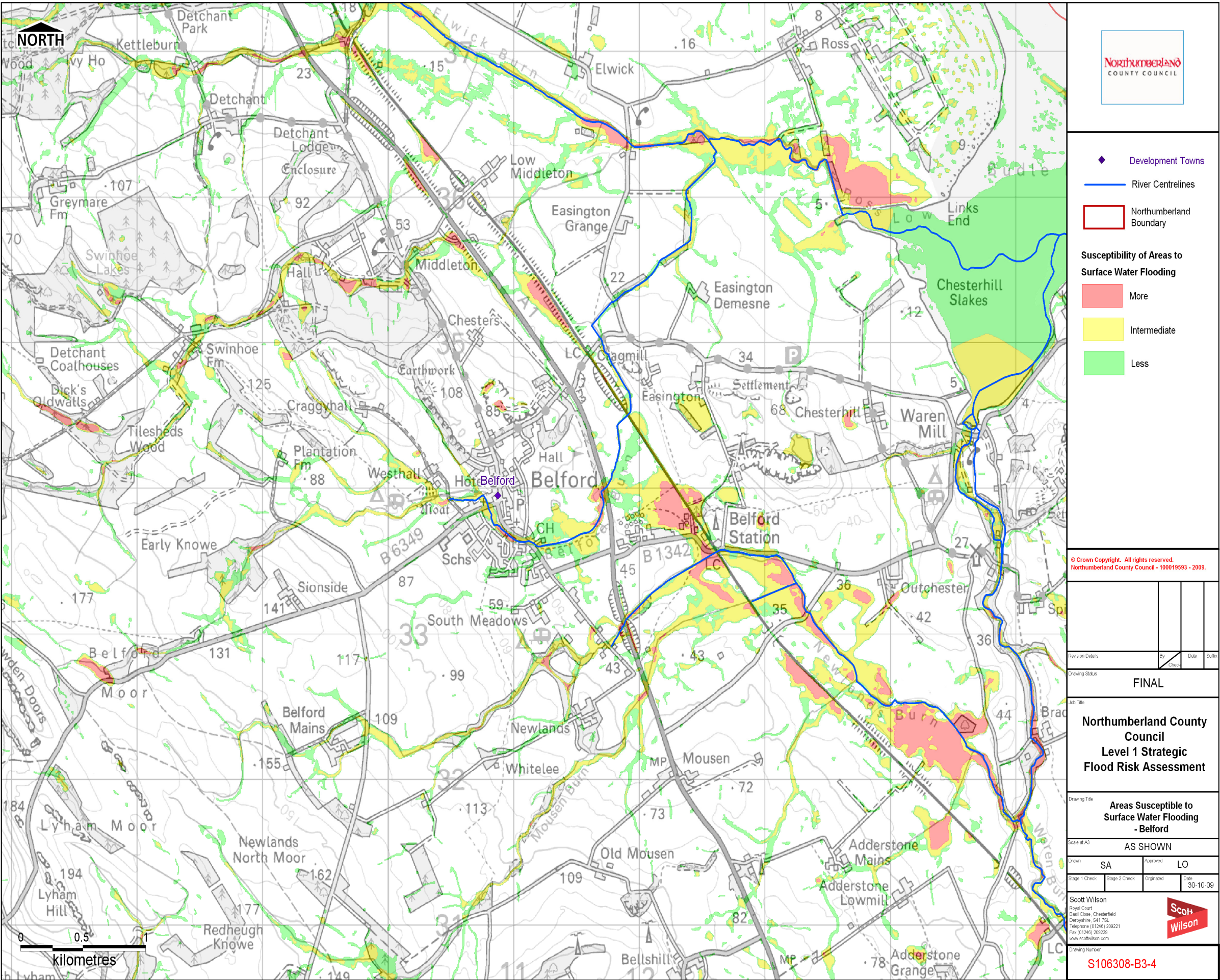
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

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GROWTH POINT AREA/DEVELOPMENT TOWN
Belford

FLOOD SOURCES

The map identifies that the low-lying areas neighbouring the Belford Burn are at high to intermediate risk from surface water flooding. In addition the map also identifies a significant area neighbouring the Newlands Burn and Ross Burn to the west of the village as being at high to intermediate risk from surface water flooding. There are several isolated locations in Belford village which have been identified to be at intermediate to low risk from surface water flooding.

No reported incidents of surface water flooding were identified.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

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- Development Towns
- River Centrelines
- Northumberland Boundary

- Susceptibility of Areas to Surface Water Flooding**
- More
 - Intermediate
 - Less

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Revision Details By Date Suffix

Drawing Status

FINAL

Job Title

**Northumberland County Council
Level 1 Strategic
Flood Risk Assessment**

Drawing Title

**Areas Susceptible to
Surface Water Flooding
- Belford**

Scale at A3

AS SHOWN

Drawn SA Approved LO

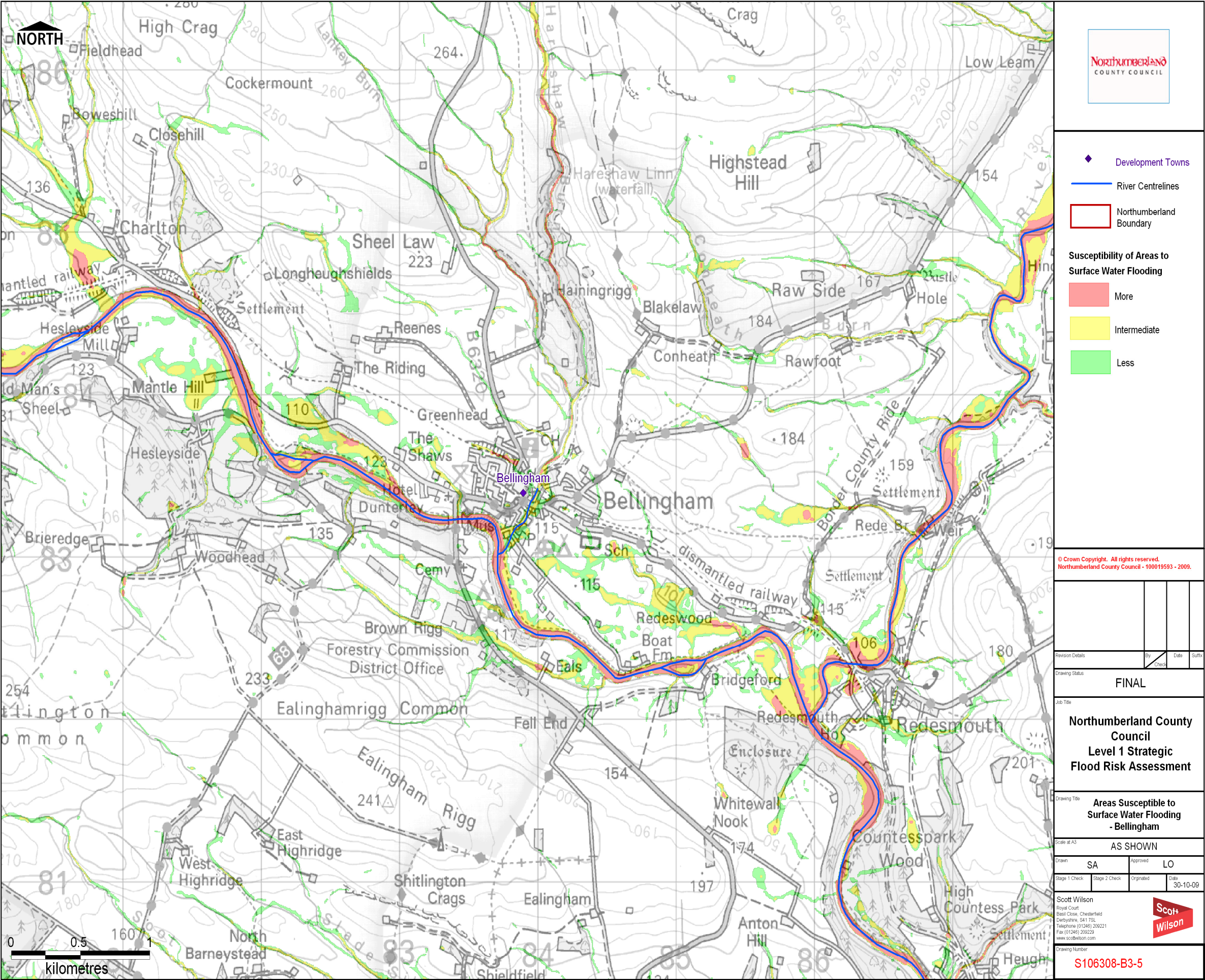
Stage 1 Check Stage 2 Check Originated Date 30-10-09

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Drawing Number

S106308-B3-4



GROWTH POINT AREA/DEVELOPMENT TOWN
Bellingham

FLOOD SOURCES

The map indicates that the low-lying area adjacent to the North River Tyne and Hareshaw Burn are at high to intermediate risk from surface water flooding. There are several isolated areas within the village which have been identified as being at intermediate to low risk from surface water flooding. These are generally tend to be the low-lying areas created through developments such as low points in roads which produce localised ponding areas during heavy rainfall events. There are some significant areas with intermediate to low risk from surface water flooding in the surrounding countryside near Bellingham.

No reported incidents of surface water flooding were identified.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from “less” to “more” susceptible to surface water flooding. The “more” band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

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◆ Development Towns

— River Centrelines

Northumberland Boundary


Susceptibility of Areas to Surface Water Flooding

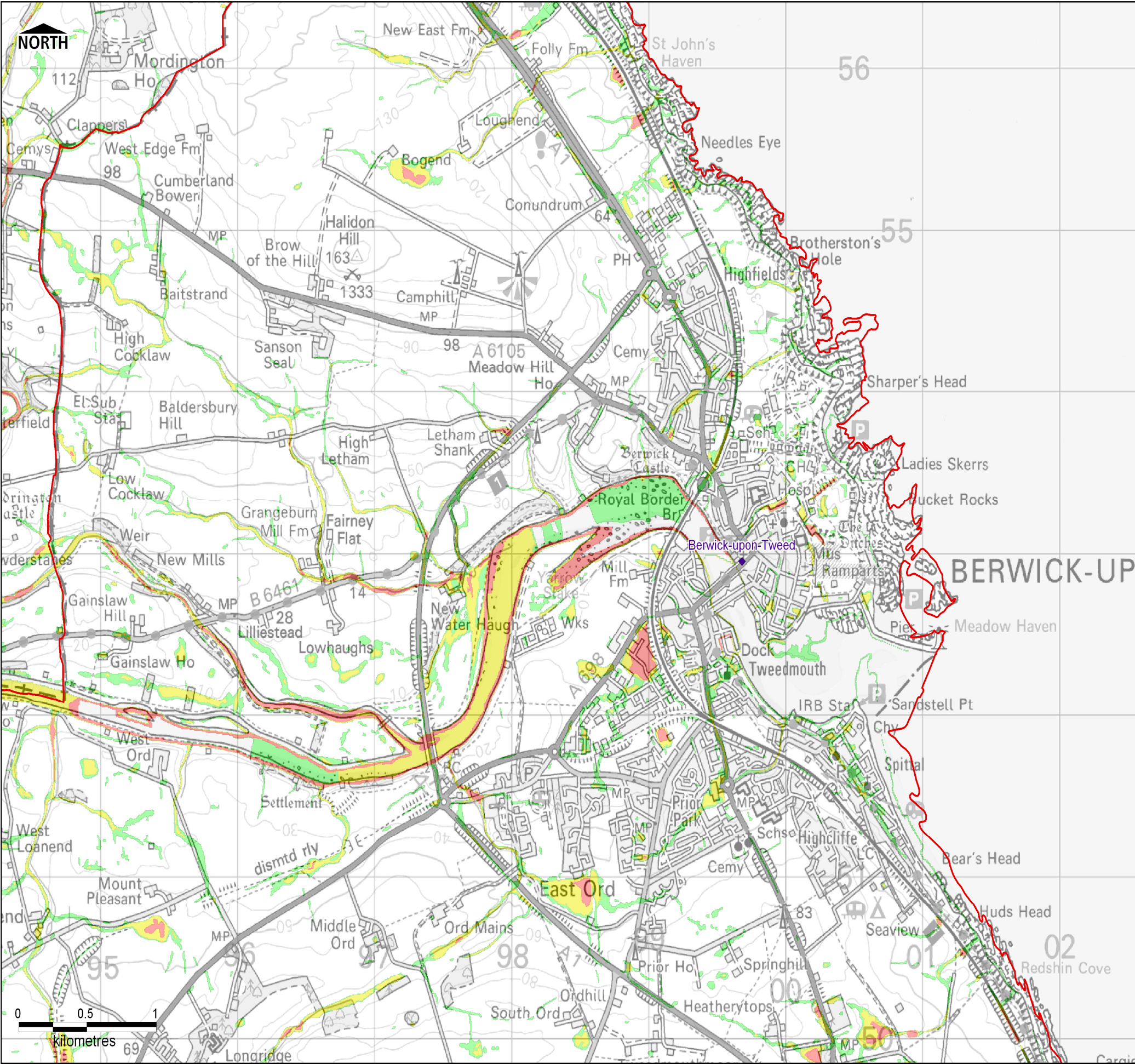
More

Intermediate

Less

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Northumberland County Council - 100019593 - 2009.

Revision Details		By	Date	Suffix
		Check		
Drawing Status				
FINAL				
Job Title				
Northumberland County Council Level 1 Strategic Flood Risk Assessment				
Drawing Title				
Areas Susceptible to Surface Water Flooding - Bellingham				
Scale at A3				
AS SHOWN				
Drawn		Approved		
SA		LO		
Stage 1 Check		Stage 2 Check		Date
				30-10-09
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Drawing Number				
S106308-B3-5				



- Development Towns
- River Centrelines
- Northumberland Boundary

- Susceptibility of Areas to Surface Water Flooding
- More
 - Intermediate
 - Less

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Revision Details By Check Date Suffix

Drawing Status FINAL

Job Title

Northumberland County Council
Level 1 Strategic
Flood Risk Assessment

Drawing Title
Areas Susceptible to
Surface Water Flooding
- Berwick-upon-Tweed

Scale at AS AS SHOWN

Drawn SA Approved LO

Stage 1 Check Stage 2 Check Originated Date 30-10-09

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Drawing Number
S106308-B3-6

GROWTH POINT AREA/DEVELOPMENT TOWN Berwick-upon-Tweed

FLOOD SOURCES

The map indicates that the low-lying areas neighbouring the River Tweed are at high to intermediate risk from surface water flooding. A small un-named watercourse flows north westwards along the south western boundary of the East Ord area of the town. This area is also at high to intermediate risk from surface water flooding. In addition there are several isolated areas within the town which have been identified as being at intermediate to low risk from surface water flooding. No incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in deeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

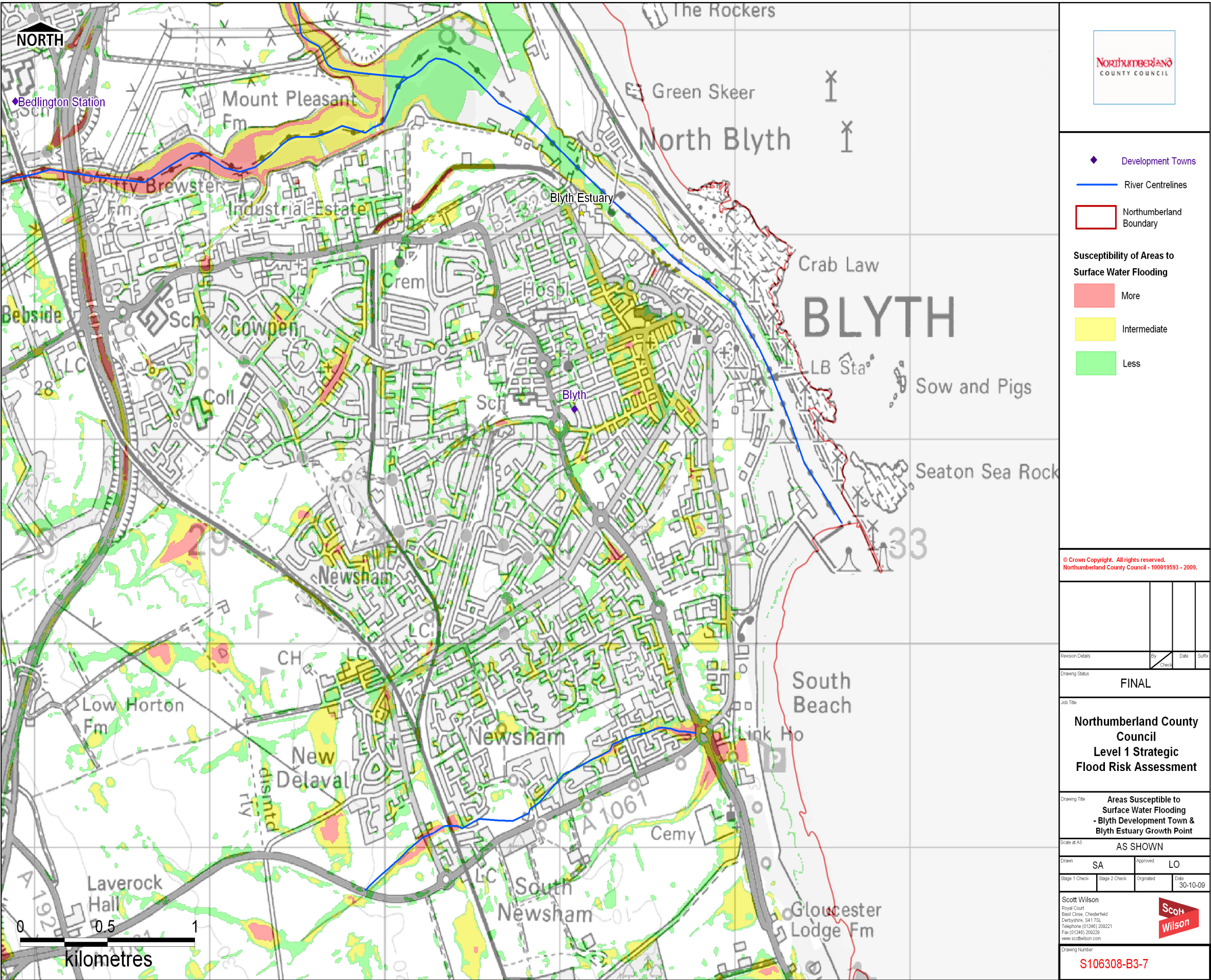
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FLOOD RISK ASSESSMENT GUIDANCE

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GROWTH POINT AREA/DEVELOPMENT TOWN

Blyth Estuary and Blyth

FLOOD SOURCES

The map indicates that the low-lying area neighbouring the River Blyth are at high to intermediate risk from surface water flooding. A significant area of the north-eastern part of the town appears to be in intermediate risk from surface water flooding. In addition there are number of isolated areas within the town centre which have been identified as being at low risk from surface water flooding. These are generally tend to be the low-lying areas created as a result of developments such as low points in roads which produce localised ponding areas during heavy rainfall events.

No incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

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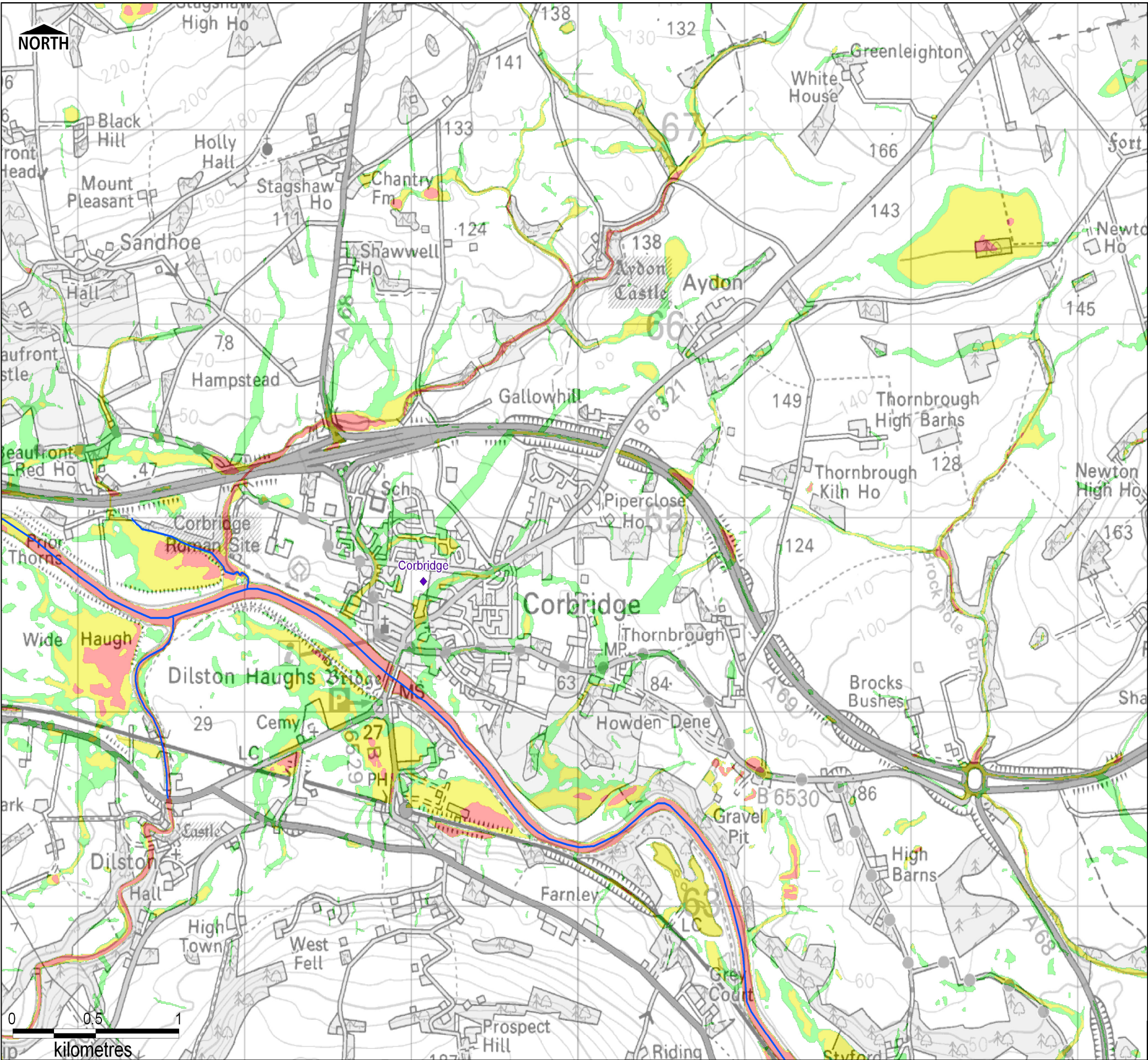
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FLOOD RISK ASSESSMENT GUIDANCE

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- Development Towns
- River Centrelines
- Northumberland Boundary

Susceptibility of Areas to Surface Water Flooding

- More
- Intermediate
- Less

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Northumberland County Council - 100019593 - 2009.

Revision Details		By	Check	Date	Suffr
Drawing Status		FINAL			
Job Title					
Northumberland County Council Level 1 Strategic Flood Risk Assessment					
Drawing Title					
Areas Susceptible to Surface Water Flooding - Corbridge					
Scale at A3					
AS SHOWN					
Drawn		SA		Approved	LO
Stage 1 Check		Stage 2 Check		Originated	Date 30-10-09
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Drawing Number					
S106308-B3-8					

GROWTH POINT AREA/DEVELOPMENT TOWN

Corbridge

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to the River Tyne are at high to intermediate risk from surface water flooding. There are several isolated areas within Corbridge which have been identified as being at intermediate to low risk from surface water flooding. These are generally tend to be the low-lying areas created as a result of developments such as low points in roads which produce localised ponding areas during heavy rainfall events.

No incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

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BANDINGS

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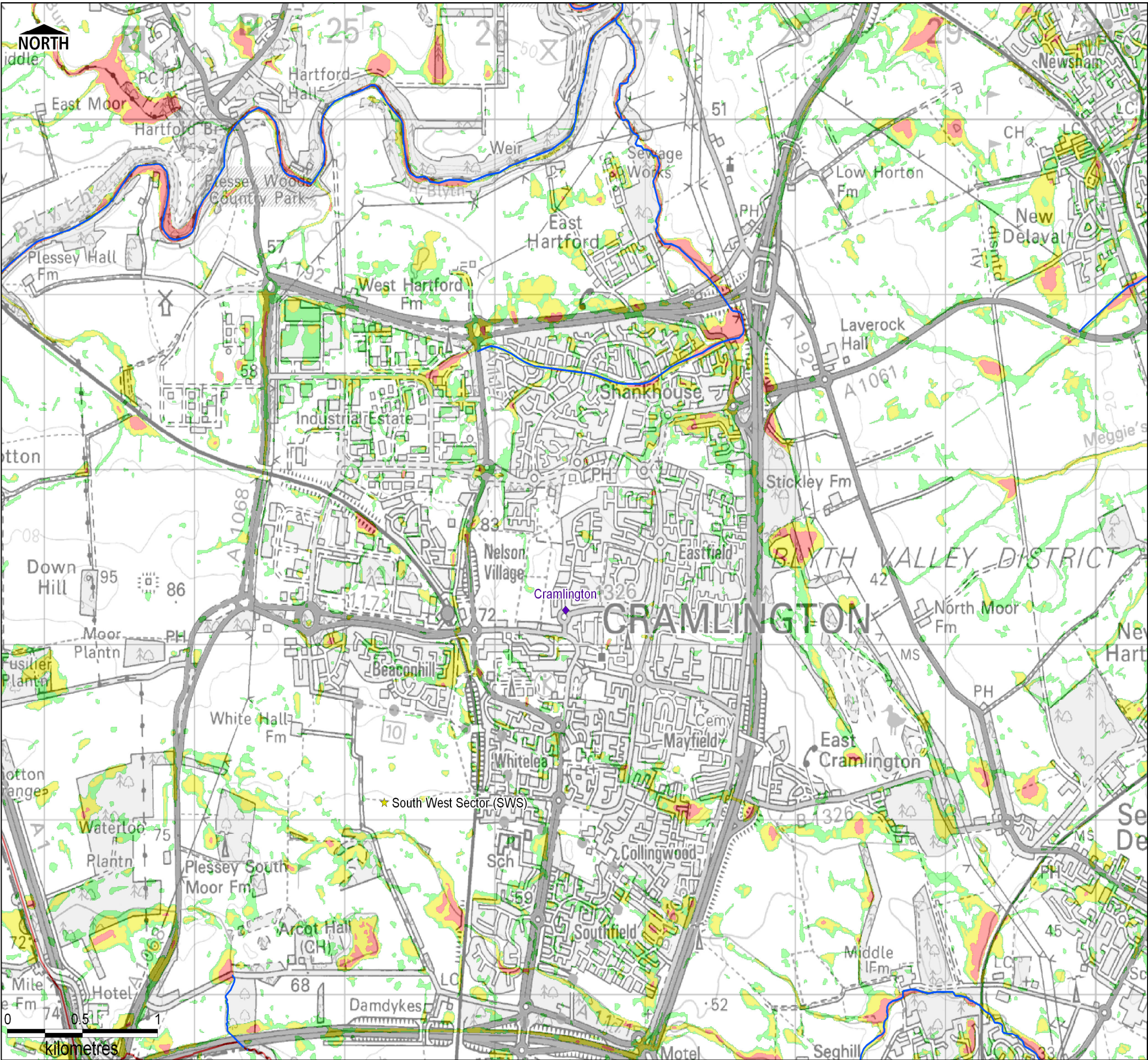
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- Development Towns
- River Centrelines
- Northumberland Boundary

- Susceptibility of Areas to Surface Water Flooding
- More
 - Intermediate
 - Less

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Revision Details

Drawing Status

Job Title

Northumberland County Council
Level 1 Strategic
Flood Risk Assessment

Drawing Title
Areas Susceptible to
Surface Water Flooding
- Cramlington Development Town &
South West Sector (SWS) Growth Point

Scale at A3
AS SHOWN

Drawn	SA	Approved	LO
Stage 1 Check	Stage 2 Check	Originated	Date
			30-10-09

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Drawing Number
S106308-B3-9

GROWTH POINT AREA/DEVELOPMENT TOWN Cramlington & South West Sector

FLOOD SOURCES

The map indicates that the low-lying area adjacent to the Horton Burn and Seaton Burn are at high to intermediate risk from surface water flooding. There are number of isolated areas within Cramlington which have been identified as being at intermediate to low risk from surface water flooding. These are generally tend to be the low-lying areas created as a result of developments such as low points in roads which produce localised ponding areas during heavy rainfall events.

No incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

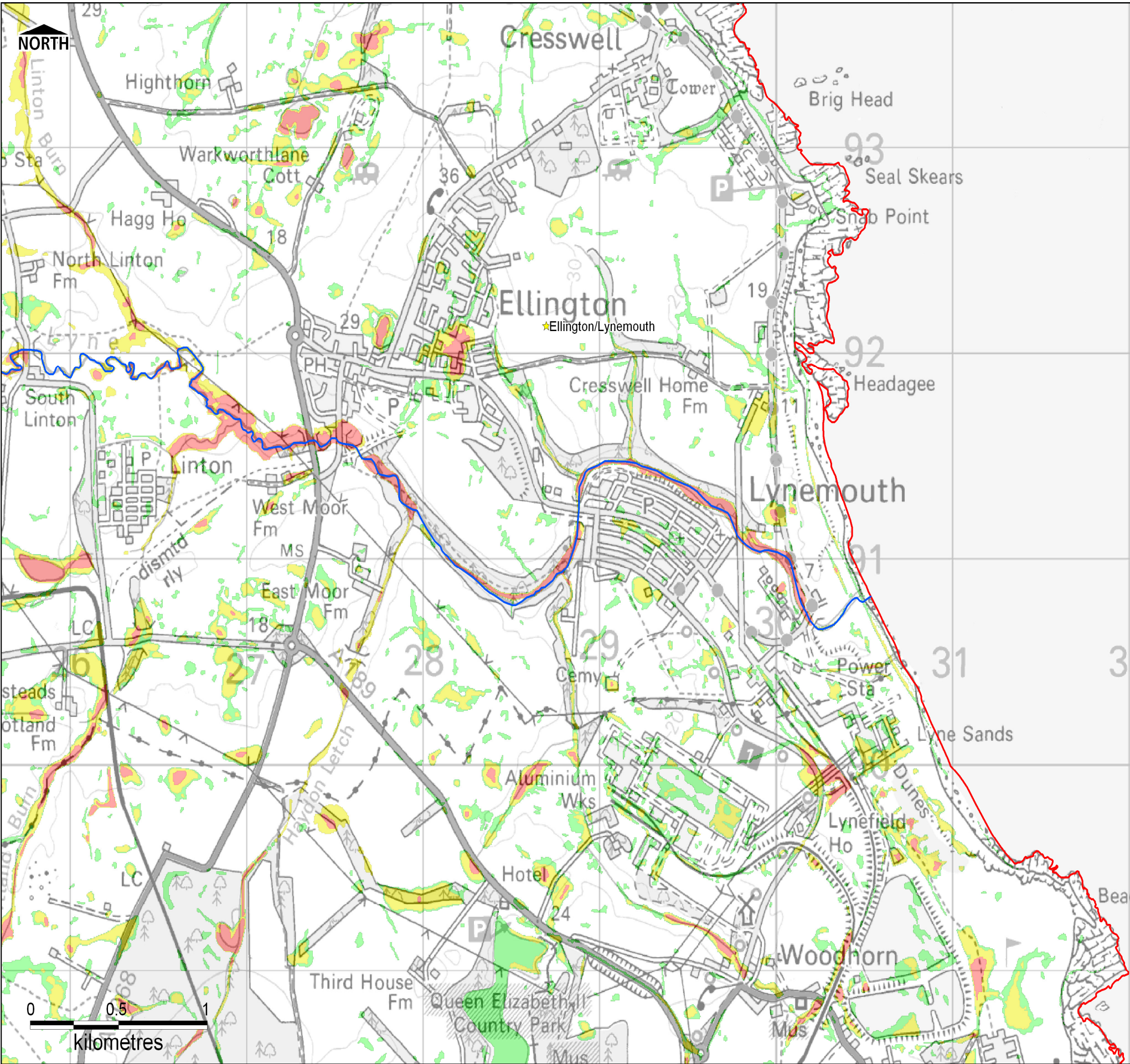
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

Where there is a SFRA exists, LPAs should inform the developer of their SFRA. The developer then must take account of these documents in preparation of the FRA and the LPA must consider the proposal with respect to these documents. However, the EA has requested the LPAs to refer the developers to the EA to obtain the surface water flooding maps. The EA issues these maps in hard copy format on a site-by-site basis as requested by developers.

When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



- Development Towns
- River Centrelines
- Northumberland Boundary

- Susceptibility of Areas to Surface Water Flooding
- More
 - Intermediate
 - Less

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Revision Details

Drawing Status

Job Title

Northumberland County Council
Level 1 Strategic
Flood Risk Assessment

Drawing Title
Areas Susceptible to
Surface Water Flooding
- Ellington/Lynemouth

Scale at A3
AS SHOWN

Drawn	CAB	Approved	LO
Stage 1 Check	SA	Stage 2 Check	SJA
Original	CAB	Date	30-10-09

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Drawing Number
S106308 - B3 - 10

GROWTH POINT AREA/DEVELOPMENT TOWN

Ellington & Lynemouth

FLOOD SOURCES

The map identifies the low-lying areas neighbouring the River Lyne are at high to intermediate risk from surface water flooding. There are number of isolated locations in Ellington and Lynemouth which have been identified as being at intermediate to low risk from surface water flood. These are generally tend to be the low-lying areas created through development such as low points in roads which produce localised ponding areas during heavy rainfall events.

No reported incidents of surface water flooding were identified.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

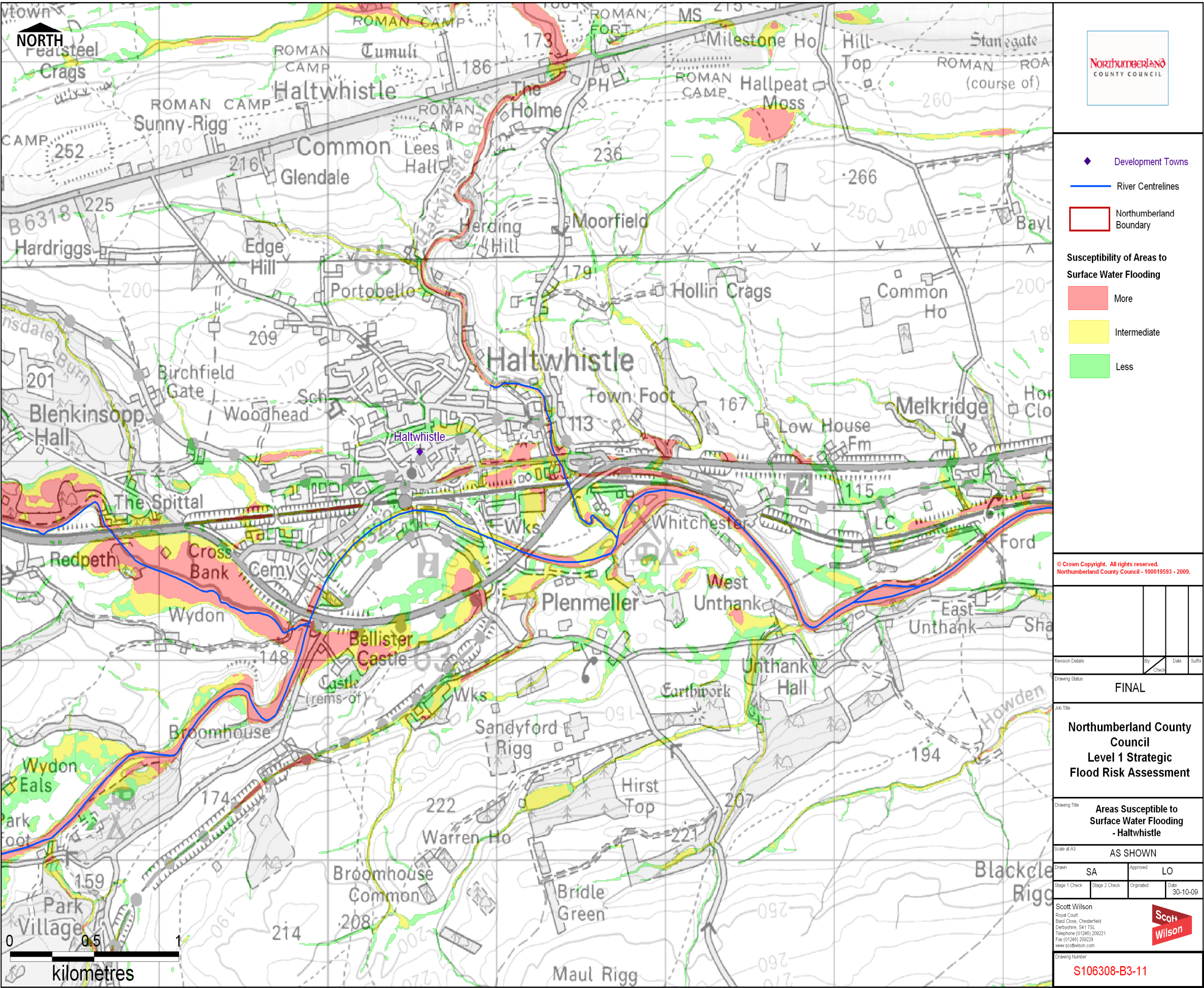
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

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When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



GROWTH POINT AREA/DEVELOPMENT TOWN

Haltwhistle

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to the River Tyne including Redpeth, Cross Bank and Bellister Castle are at high risk from surface water flooding. There are number of isolated areas within Haltwhistle which have been identified as being at high risk from surface water flooding. These areas are generally located behind the railway line where flow paths have been restricted as a result of the railway embankment.

No incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from “less” to “more” susceptible to surface water flooding. The “more” band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

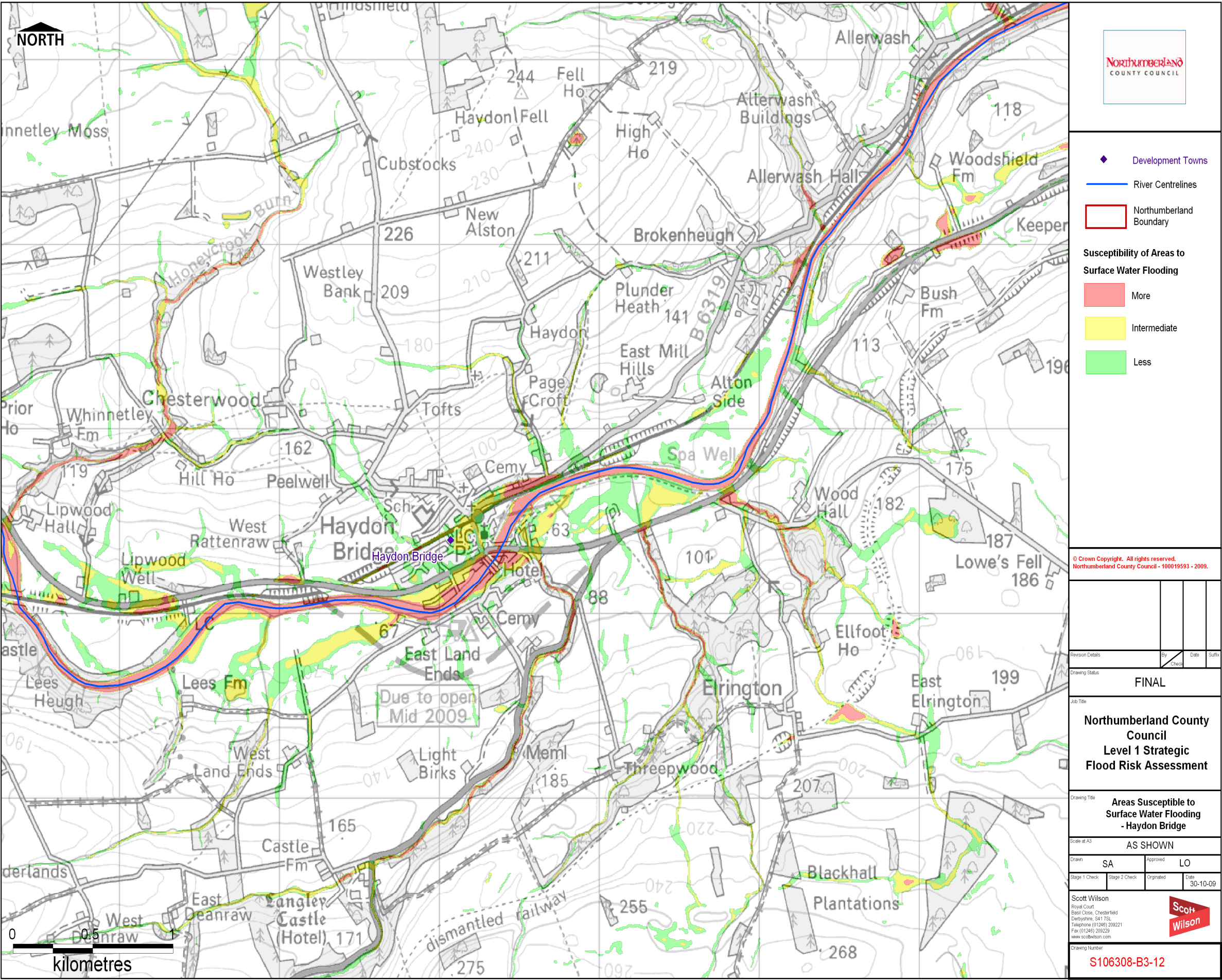
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

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When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



GROWTH POINT AREA/DEVELOPMENT TOWN

Haydon Bridge

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to the River South Tyne are at high risk from surface water flooding. There are number of isolated areas within Haydon Bridge which have been identified as being at low risk from surface water flooding. In addition there are several areas with intermediate to low risk from surface water flooding in the surrounding countryside near Haydon Bridge.

No incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all data sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface ater flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

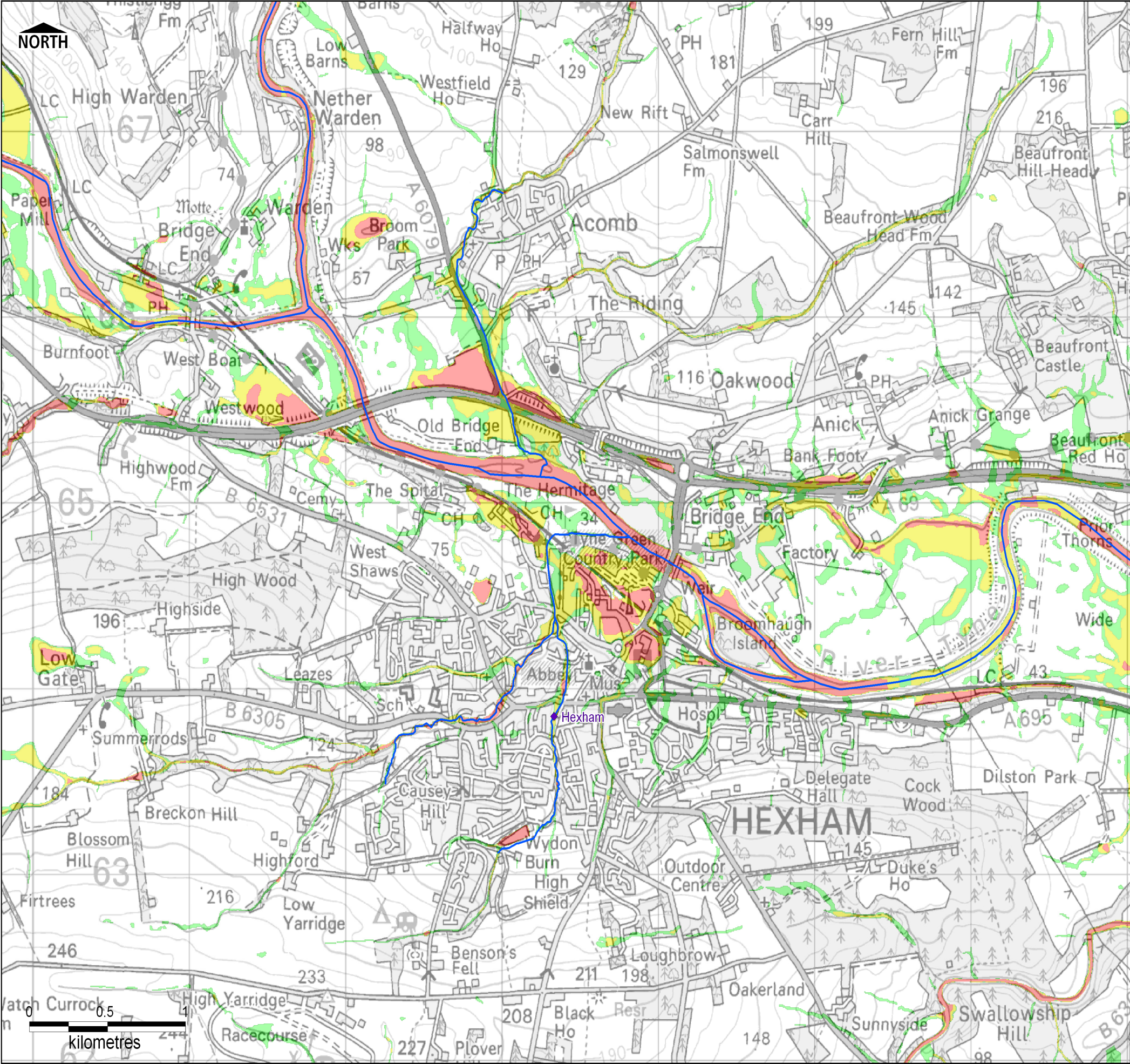
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

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◆ Development Towns

— River Centrelines

Northumberland Boundary

Susceptibility of Areas to Surface Water Flooding

More

Intermediate

Less

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Northumberland County Council - 100019593 - 2009.

Revision Details

By

Check

Date

Suffix

Drawing Status

FINAL

Job Title

Northumberland County Council
Level 1 Strategic
Flood Risk Assessment

Crawing Title
Areas Susceptible to
Surface Water Flooding
- Hexham

Scale at A3
AS SHOWN

Drawn
SA

Approved
LO

Stage 1 Check
Stage 2 Check
Originated
Date
30-10-09

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Drawing Number
S106308-B3-13

GROWTH POINT AREA/DEVELOPMENT TOWN

Hexham

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to the River Tyne are at high risk from surface water flooding. In addition the map also indicates that the Tyne Green Country Park and Westwood areas to be at high to low risk from surface water flooding. A significant area south of the A69 near Anick has also been identified as being at high to intermediate risk from surface water flooding.

There are no incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

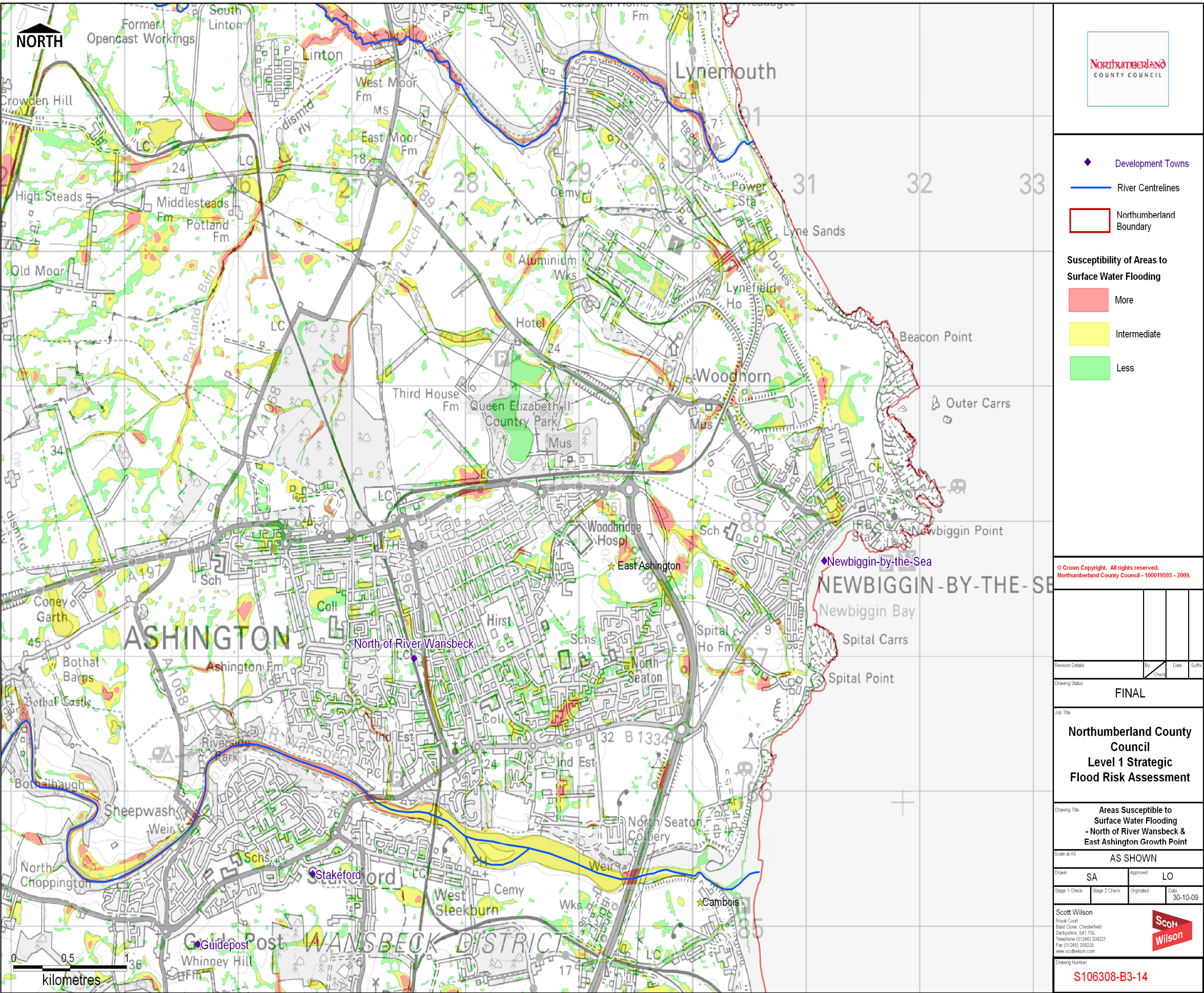
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

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When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



GROWTH POINT AREA/DEVELOPMENT TOWN
North of River Wansbeck & East Ashington

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to the River Wansbeck are at high to intermediate risk from surface water flooding. There are number of isolated areas within Ashington which have been identified as being at intermediate to low risk from surface water flooding. These generally tend to be the low-lying areas created as a result of developments such as low points in roads which produce localised ponding areas during heavy rainfall events.

There are no incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from “less” to “more” susceptible to surface water flooding. The “more” band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to indentify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

Where there is a SFRA exists, LPAs should inform the developer of their SFRA. The developer then must take account of these documents in preparation of the FRA and the LPA must consider the proposal with respect to these documents. However, the EA has requested the LPAs to refer the developers to the EA to obtain the surface water flooding maps. The EA issues these maps in hard copy format on a site-by-site basis as requested by developers.

When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.

◆ Development Towns

— River Centrelines

□ Northumberland Boundary

Susceptibility of Areas to Surface Water Flooding

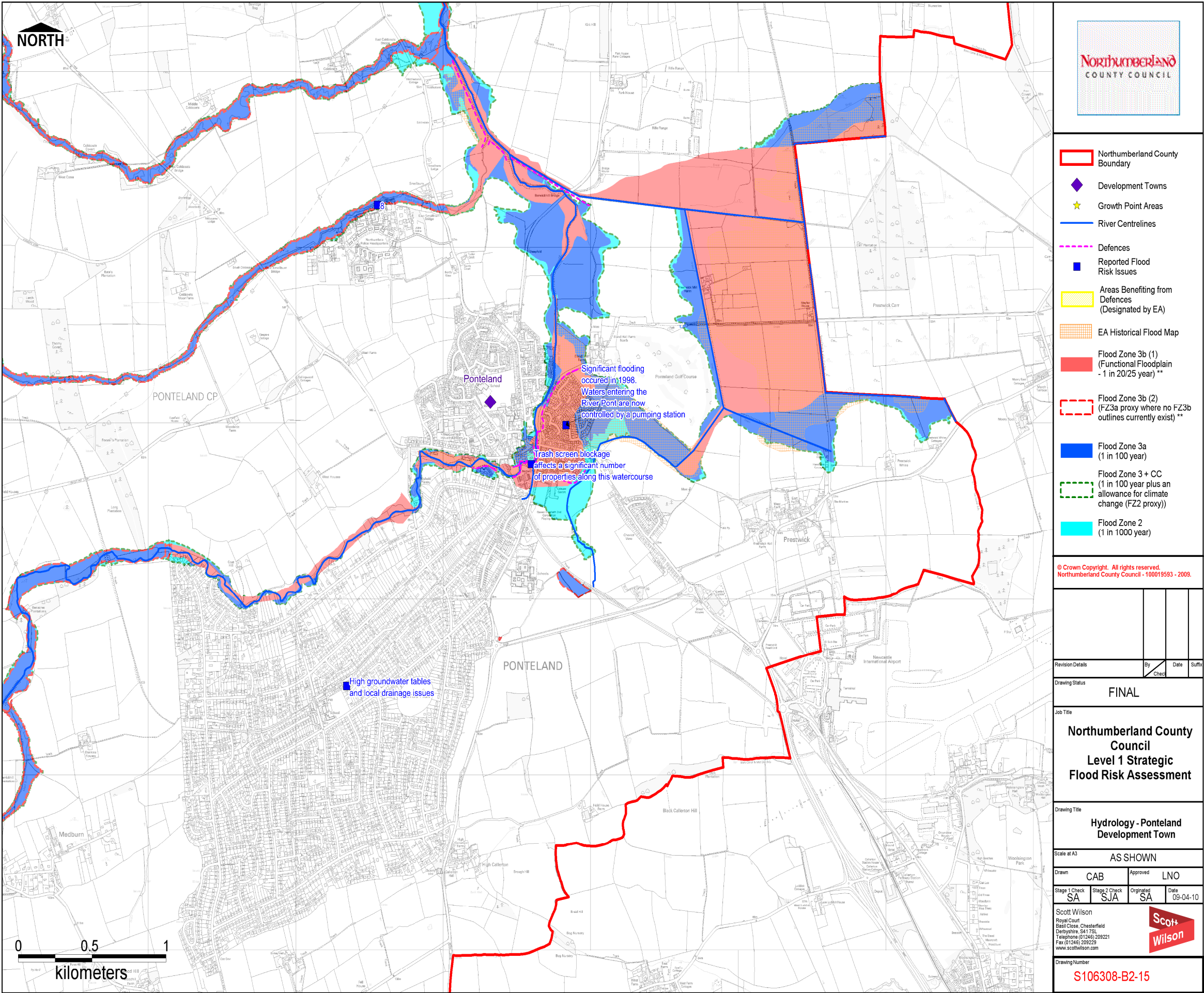
More

Intermediate

Less

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Northumberland County Council - 100019593 - 2009.

Revision Details	By	Date	Submitted
Drawing Status			
FINAL			
Job Title			
Northumberland County Council Level 1 Strategic Flood Risk Assessment			
Drawing Title			
Areas Susceptible to Surface Water Flooding - North of River Wansbeck & East Ashington Growth Point			
Scale at A3			
AS SHOWN			
Drawn SA		Approved LO	
Stage 1 Check	Stage 2 Check	Originated	Date 30-10-09
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Drawing Number			
S106308-B3-14			



GROWTH POINT AREA/DEVELOPMENT TOWN

Ponteland

FLOOD SOURCES

The River Pont flowing generally north eastwards through the northern region of the area and an un-named watercourse flowing generally northwards in the north eastern region of the area present fluvial flood risks to Ponteland in the form of Flood Zone 2 (1 in 1000 year), Flood Zone 3a (1 in 100 year), Flood Zone 3 plus an allowance for climate change (1 in 100 year +CC), and Flood Zone 3b (functional floodplain).

Several small unnamed watercourses and land drains also flow north eastwards through the town.

Three reported incidents of flooding were identified, two within the north east of the area and a third in the central southern area.

It is important to note that the map does not show all sources of flooding, such as surface water flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

Flood Zone 2 and 3a outlines have high confidence, as they were derived using detailed hydraulic modelling techniques.

As no data was available for Flood Zone 3 plus an allowance for climate change (1 in 100 year + CC), Flood Zone 2 has been used as a proxy and therefore these flood outlines are of low confidence.

** Flood Zone 3b (1) outline has high confidence as this has been derived from 1 in 20/25 year detailed river modelling. As there are no broad-scale model outlines available for FF, for those areas where no detailed 1 in 20/25 year outlines available, Flood Zone 3a has been considered as a proxy to represent the FF (Flood Zone 3b (2)) until such a time that more detailed information is available, such as the Level 2 SFRA (where necessary), an EA Strategic Flood Risk Mapping (SFRM) study or a site-specific FRA. This is not to say that the entire area used as a proxy is FF, moreover that the boundary of the FF falls somewhere within that area as recommended by the EA.

SUSTAINABLE DRAINAGE SYSTEMS

Please refer to the Groundwater Vulnerability Map for details of the spatial variation in aquifer classification and associated vulnerability. The ground underlying Ponteland is characterised as a Minor Aquifer ranging from high, intermediate and low vulnerability.

Please refer to the SuDS Maps in Appendix C for the general applicability of SuDS in the area. Detailed site investigation will confirm suitability of various SuDS techniques.

FLOOD RISK ASSESSMENT GUIDANCE

In accordance with Planning Policy Statement 25 (PPS25), a risk-based sequential approach should be applied at all stages of planning. Flood Zones are the starting point of the sequential approach.

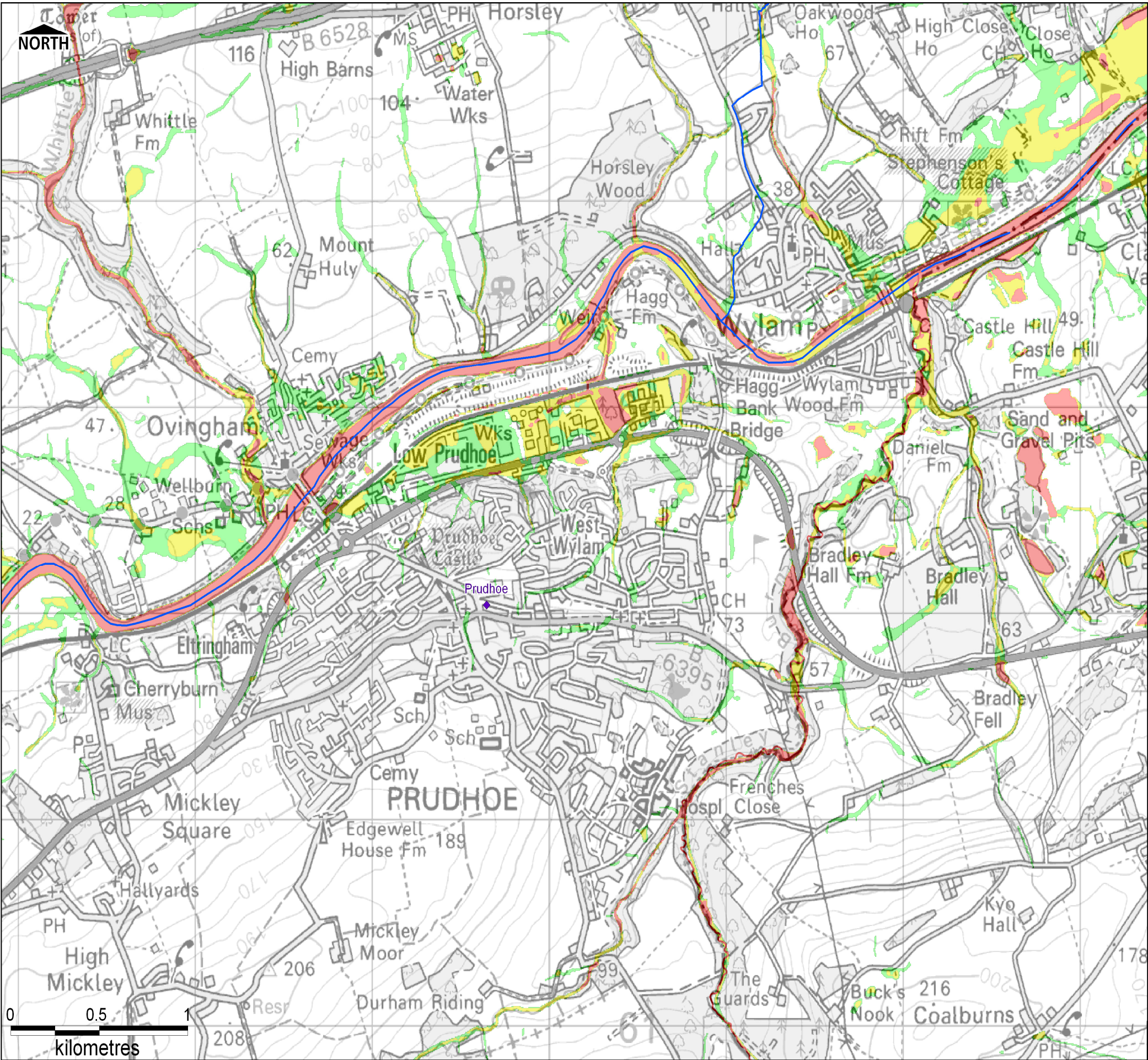
A site-specific Flood Risk Assessment (FRA) is required to accompany planning applications for sites in Flood Zones 2 and 3. Major developments in Flood Zone 1 also require a site-specific FRA. It should be noted that development sites located in the vicinity of a Main River must comply with the EA 5m bylaw distance when planning the site layout. Therefore it is recommended that the EA is consulted at the earliest opportunity to discuss the development proposal and related flood risk issues such as floodplain compensation storage, finish floor levels and drainage.

In certain circumstances in order to meet wider sustainable benefits to the community some sites located behind existing flood defences may be given permission for development. In such situations the developer is generally required to provide resources and funds to undertake more complex modelling/assessments to determine the residual risk on the development arising from events that overtop or breach the defences. In addition the developer is generally responsible for the funding of any flood risk management works, including defences and mitigation works.

A major development is defined as residential development of 10 dwellings or more or a site area of 0.5 hectares or more, and non-residential development with floor space in excess of 1,000 square metres or site area of 1 hectare or more.

As a minimum, site-specific FRA's should identify and assess, in more detail than the SFRA, the risks of all forms of flooding to and from the development and demonstrate how flood risks will be managed, taking climate change into consideration. The FRA should determine the level of vulnerability of the proposed development (Table D.2, PPS25) and subsequently whether the development is appropriate in relation to Flood Zones (Table D.3, PPS25). FRA's should provide evidence to assist application of the Sequential Test and, where necessary, the Exception Test.

The EA should be consulted to obtain flood level information for a proposed development site. Where available, flood levels should be used to determine minimum requirements for finished floor levels and emergency access and egress routes. In general, flood levels should be available for sites located in a Flood Zone identified as having a high confidence. Where sites are located in a Flood Zone identified as having a medium or low confidence, the FRA may need to refine the flood outline at this location.



- Development Towns
- River Centrelines
- Northumberland Boundary

- Susceptibility of Areas to Surface Water Flooding
- More
 - Intermediate
 - Less

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Northumberland County Council - 100019593 - 2009.

Revision Details

Drawing Status

FINAL

Job Title

Northumberland County Council
Level 1 Strategic
Flood Risk Assessment

Drawing Title
Areas Susceptible to
Surface Water Flooding
- Prudhoe

Scale at A3
AS SHOWN

Drawn SA Approved LO

Stage 1 Check Stage 2 Check Originated Date 30-10-09

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Drawing Number

S106308-B3-16

GROWTH POINT AREA/DEVELOPMENT TOWN

Prudhoe

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to the River Tyne and Stanley Burn are at high to intermediate risk from surface water flooding. There are number of isolated areas within Prudhoe which have been identified as being at high to intermediate risk from surface water flooding. These areas are generally located behind the railway line where flow paths have been restricted as a result of the railway embankment.

No incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

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BANDINGS

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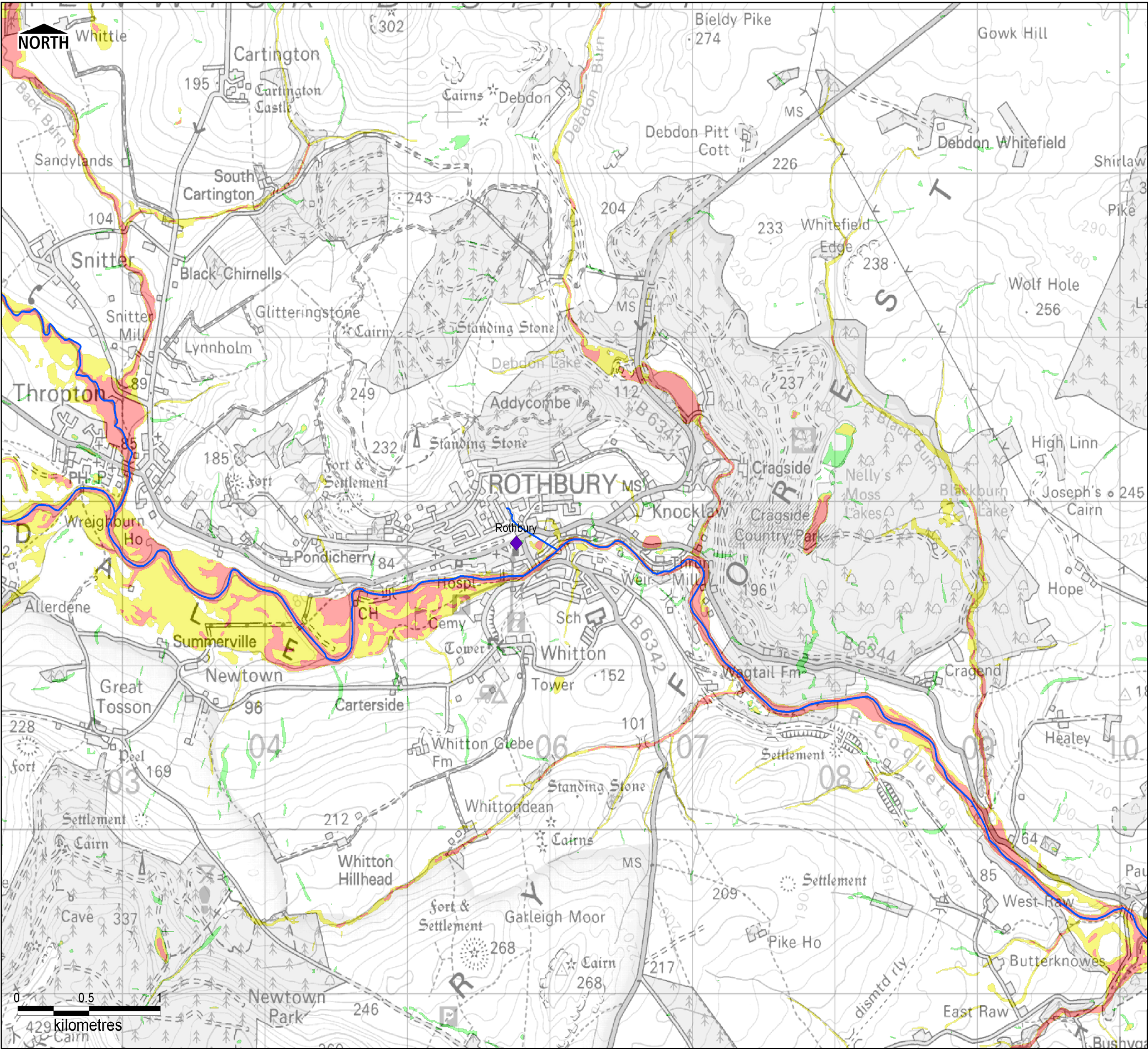
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FLOOD RISK ASSESSMENT GUIDANCE

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- Development Towns
- River Centrelines
- Northumberland Boundary
- Susceptibility of Areas to Surface Water Flooding
 - More
 - Intermediate
 - Less

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Revision Details

Drawing Status

Job Title

Northumberland County Council
Level 1 Strategic
Flood Risk Assessment

Drawing Title

Areas Susceptible to
Surface Water Flooding
- Rothbury

Scale at A3

AS SHOWN

Drawn	SA	approved	LO
Stage 1 Check	Stage 2 Check	Originated	Date
			30-10-09

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Drawing Number

S106308-B3-17

GROWTH POINT AREA/DEVELOPMENT TOWN

Rothbury

FLOOD SOURCES

The map indicates that the low-lying areas in particularly Summerville and Wreighburn Ho adjacent to the River Coquet are at high to intermediate risk from surface water flooding. In Thropton a significant area is predicted to be at high to intermediate risk from surface water flooding.

One incident of surface water flooding was reported in Rothbury.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicate three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to other bandings.

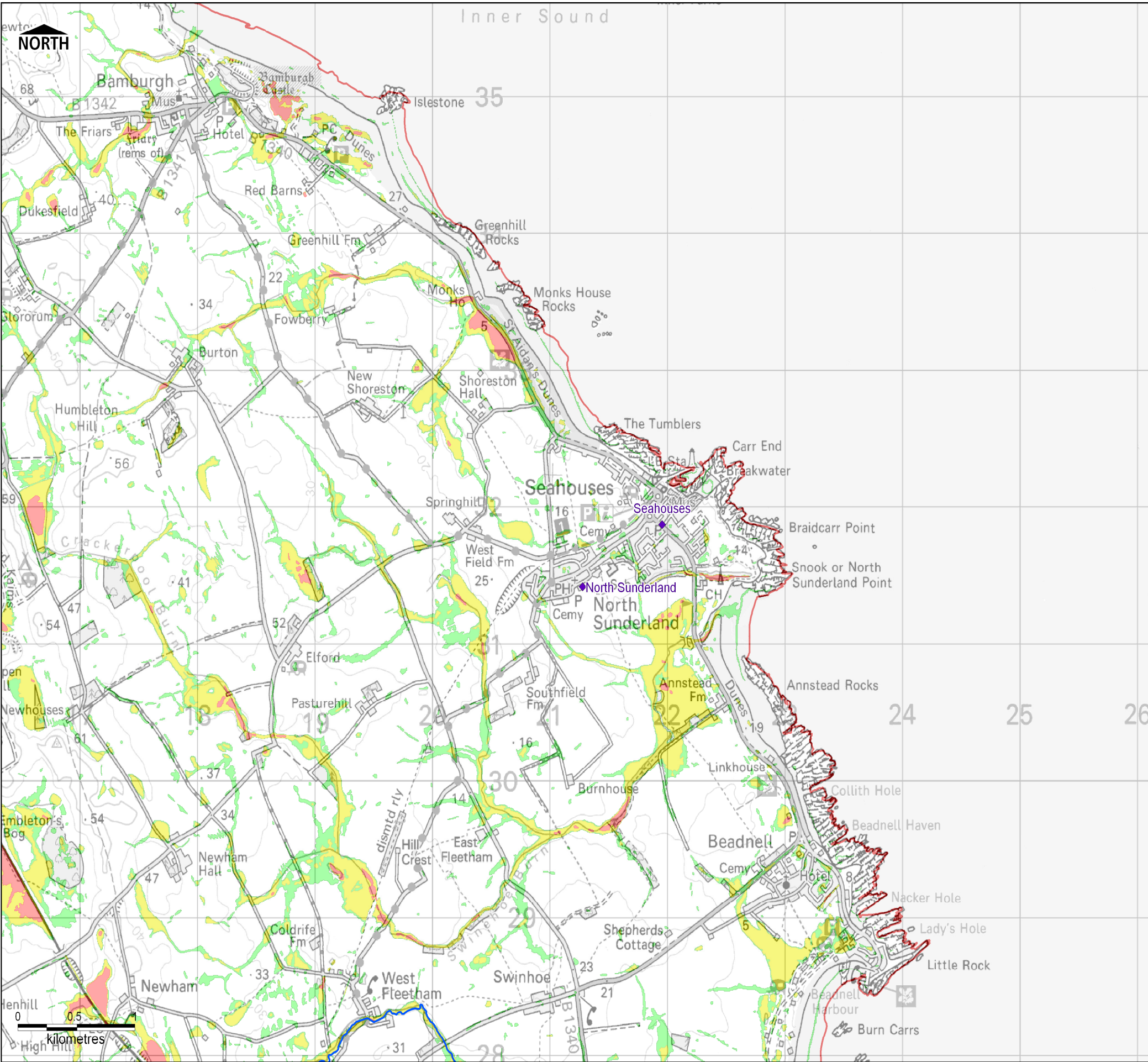
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

Where there is a SFRA exists, LPAs should inform the developer of their SFRA. The developer then must take account of these documents in preparation of the FRA and the LPA must consider the proposal with respect to these documents. However, the EA has requested the LPAs to refer the developers to the EA to obtain the surface water flooding maps. The EA issues these maps in hard copy format on a site-by-site basis as requested by developers.

When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



- Development Towns
- River Centrelines
- Northumberland Boundary

Susceptibility of Areas to Surface Water Flooding

- More
- Intermediate
- Less

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Revision Details

Drawing Status

FINAL

Job Title

Northumberland County Council
Level 1 Strategic
Flood Risk Assessment

Drawing Title
Areas Susceptible to
Surface Water Flooding
- Seahouses

Scale at A3

AS SHOWN

Drawn

SA

Approved

LO

Stage 1 Check

Stage 2 Check

Originated

Date

30-10-09

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Drawing Number

S106308-B3-18

GROWTH POINT AREA/DEVELOPMENT TOWN

Seahouses

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to Annstead Burn and Swinhoe Burn are at high to intermediate risk from surface water flooding. There are number of isolated areas within Seahouses which have been identified as being at intermediate to low risk from surface water flooding. These generally tend to be the low-lying areas created as a result of developments such as low points in roads which produce localised ponding areas during heavy rainfall events.

No incident of surface water flooding was reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

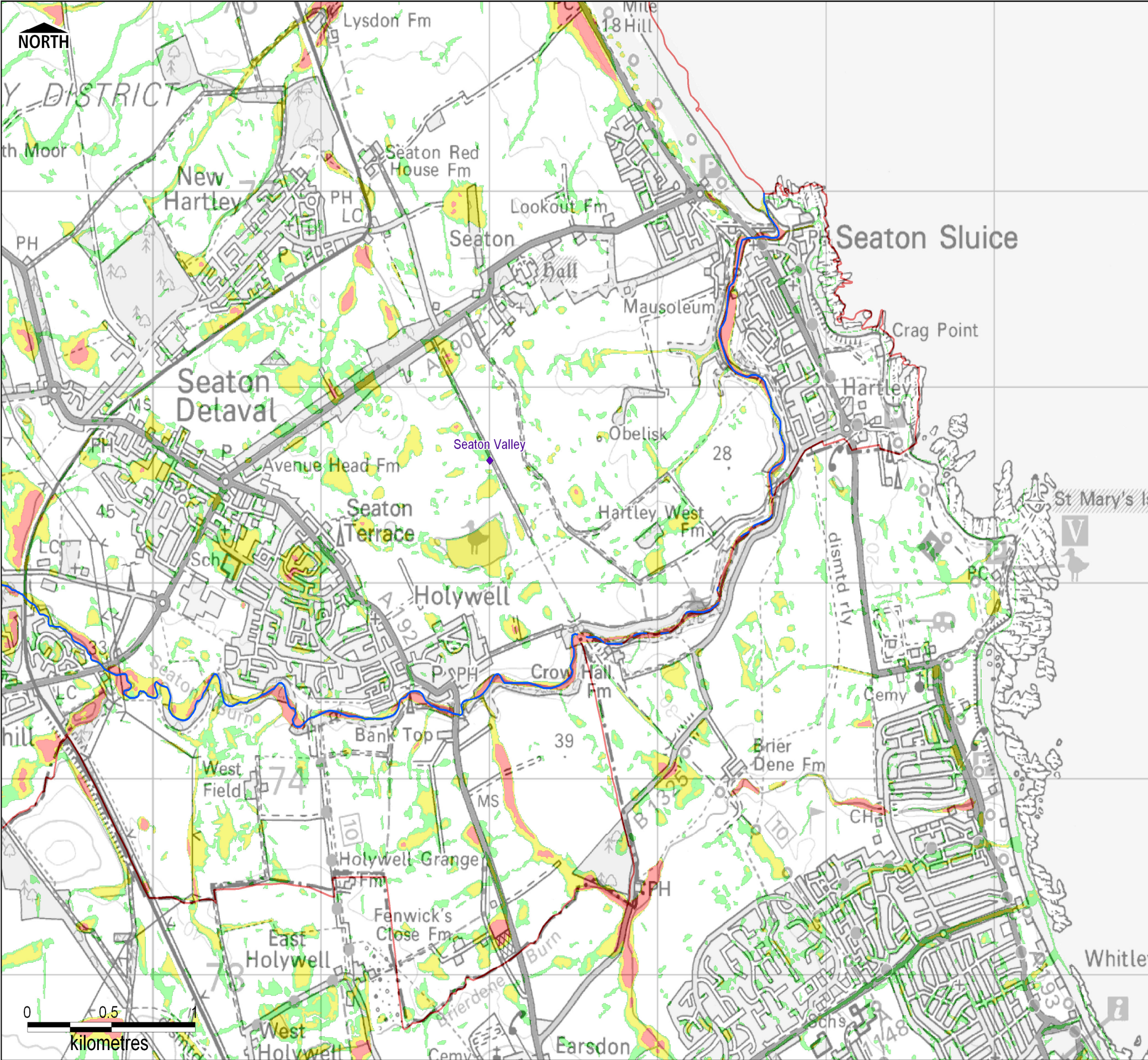
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

Where there is a SFRA exists, LPAs should inform the developer of their SFRA. The developer then must take account of these documents in preparation of the FRA and the LPA must consider the proposal with respect to these documents. However, the EA has requested the LPAs to refer the developers to the EA to obtain the surface water flooding maps. The EA issues these maps in hard copy format on a site-by-site basis as requested by developers.

When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



◆ Development Towns

— River Centrelines

Northumberland Boundary

Susceptibility of Areas to Surface Water Flooding

More

Intermediate

Less

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Revision Details	By	Date	Suff
Drawing Status	FINAL		
Job Title	Northumberland County Council Level 1 Strategic Flood Risk Assessment		
Drawing Title	Areas Susceptible to Surface Water Flooding - Seaton Valley		
Scale at A3	AS SHOWN		
Drawn	SA	Approved	LO
Stage 1 Check	Stage 2 Check	Originated	Date
			30-10-09
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Drawing Number S106308-B3-19			

GROWTH POINT AREA/DEVELOPMENT TOWN

Seaton Valley

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to Seaton Burn to be high to intermediate risk from surface water flooding. There are number of isolated areas within Seaton Delaval and Seaton Sluice which have been identified as being at intermediate to low risk from surface water flooding. These generally tend to be the low-lying areas created as a result of developments such as low points in roads which produce localised ponding areas during heavy rainfall events. There are significant areas with intermediate to low risk from surface water flooding which have been identified in the surrounding countryside.

No incident of surface water flooding was reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from “less” to “more” susceptible to surface water flooding. The “more” band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

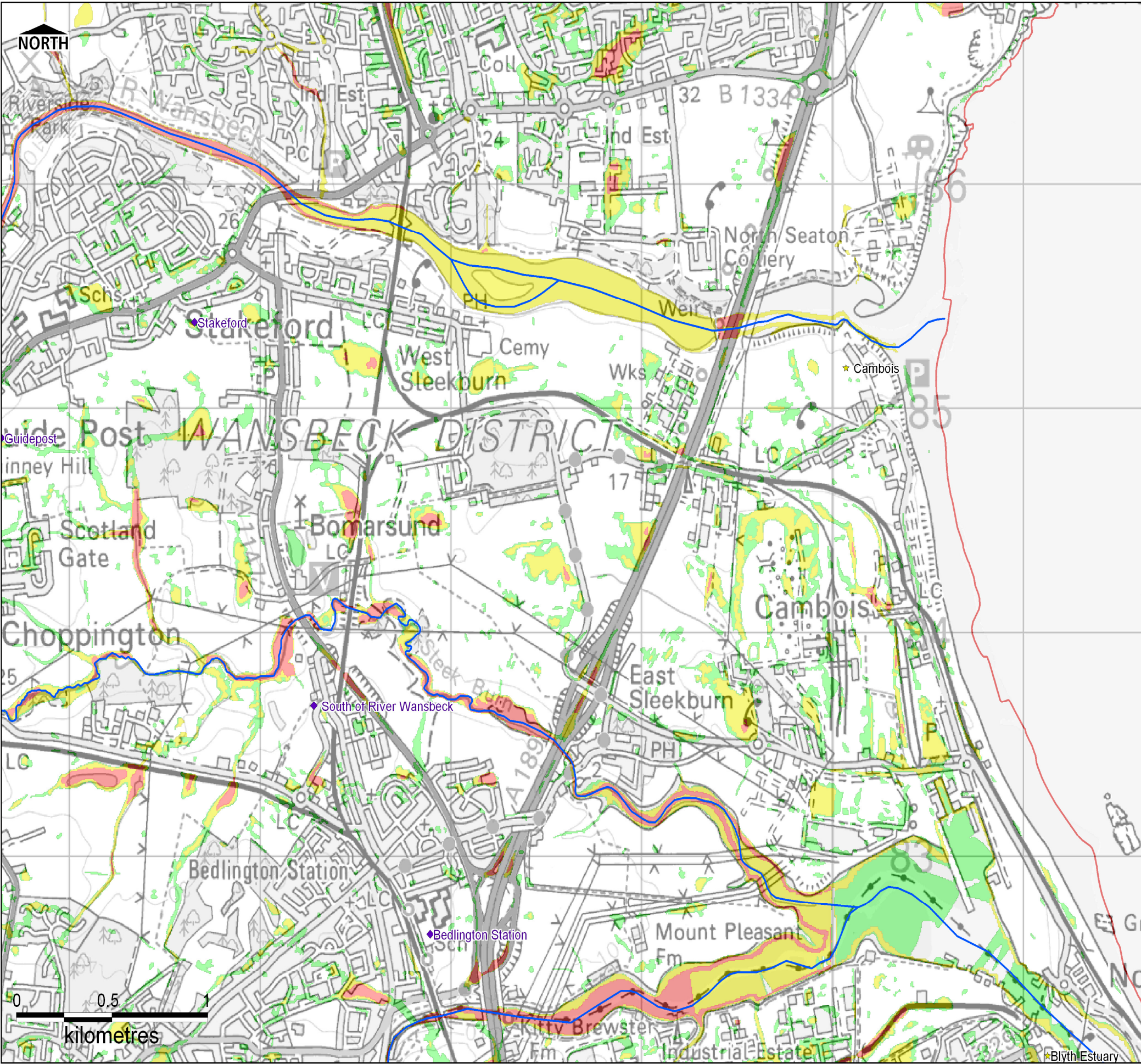
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

Where there is a SFRA exists, LPAs should inform the developer of their SFRA. The developer then must take account of these documents in preparation of the FRA and the LPA must consider the proposal with respect to these documents. However, the EA has requested the LPAs to refer the developers to the EA to obtain the surface water flooding maps. The EA issues these maps in hard copy format on a site-by-site basis as requested by developers.

When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



- ◆ Development Towns
- River Centrelines
- Northumberland Boundary

- Susceptibility of Areas to Surface Water Flooding**
- More
 - Intermediate
 - Less

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Revision Details

Drawing Status

FINAL

Job Title

**Northumberland County Council
Level 1 Strategic
Flood Risk Assessment**

Drawing Title
**Areas Susceptible to
Surface Water Flooding
- South of River Wansbeck &
Cambois Growth Point**

Scale at A3
AS SHOWN

Drawn	SA	approved	LO
Stage 1 Check	Stage 2 Check	Originated	Date 30-10-09

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Drawing Number
S106308-B3-20

GROWTH POINT AREA/DEVELOPMENT TOWN South of River Wansbeck & Cambois

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to River Wansbeck and Sleek Burn are at high to intermediate risk from surface water flooding. Significant areas with intermediate to low risk from surface water flooding have been identified in the Cambois growth point. The majority of these areas were occupied by the former Blyth Power Station site.

No incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

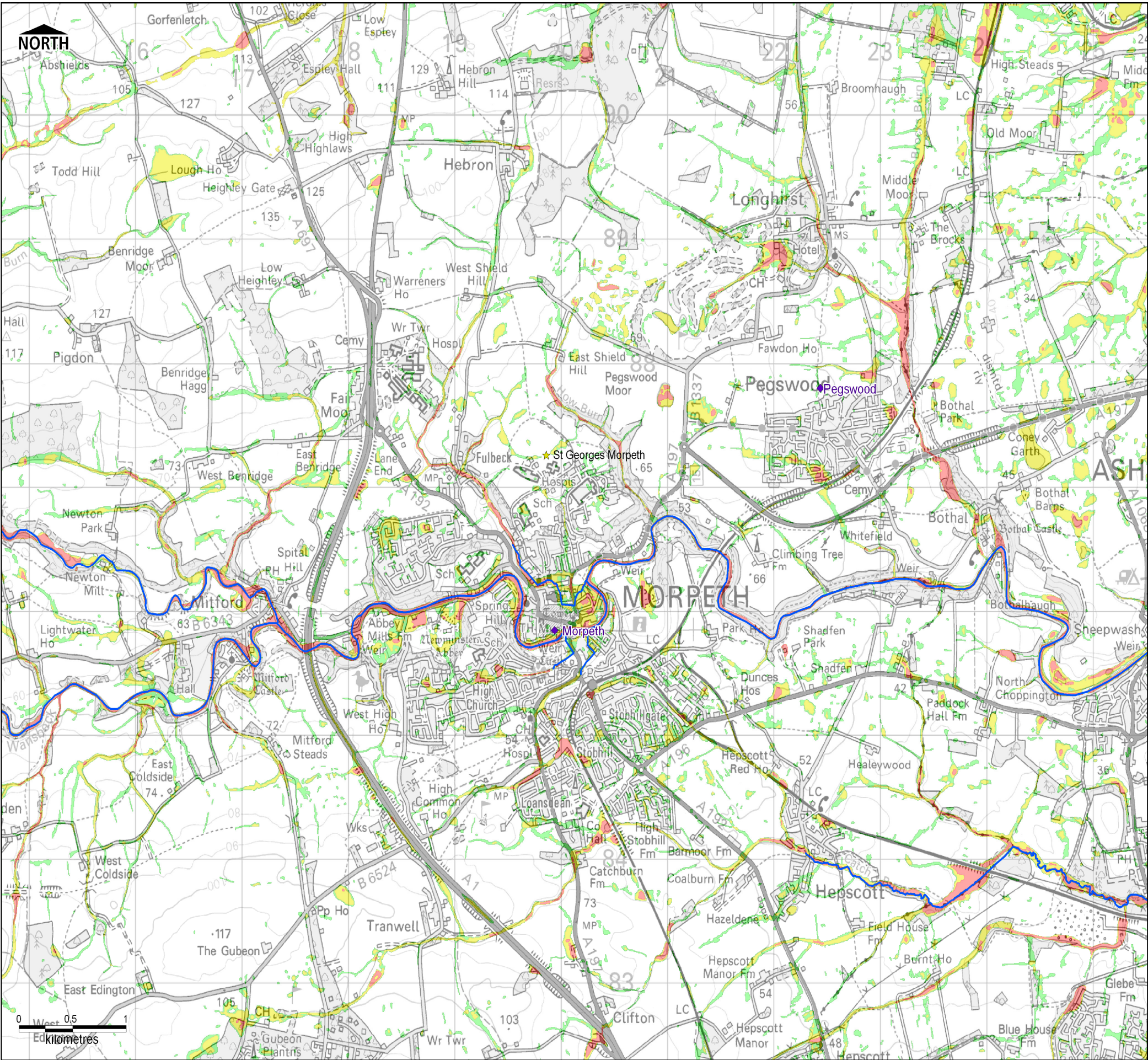
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

Where there is a SFRA exists, LPAs should inform the developer of their SFRA. The developer then must take account of these documents in preparation of the FRA and the LPA must consider the proposal with respect to these documents. However, the EA has requested the LPAs to refer the developers to the EA to obtain the surface water flooding maps. The EA issues these maps in hard copy format on a site-by-site basis as requested by developers.

When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



- Development Towns
- River Centrelines
- Northumberland Boundary

- Susceptibility of Areas to Surface Water Flooding
- More
 - Intermediate
 - Less

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Revision Details

Drawing Status

FINAL

Job Title

Northumberland County Council
Level 1 Strategic
Flood Risk Assessment

Drawing Title

Areas Susceptible to
Surface Water Flooding
- Morpeth Development Town &
St. Georges Growth Point

Scale at A3

AS SHOWN

Drawn	SA	Approved	LO
Stage 1 Check	Stage 2 Check	Originated	Date
			30-10-09

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Drawing Number

S106308-B3-21

GROWTH POINT AREA/DEVELOPMENT TOWN

St Georges & Morpeth

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to River Wansbeck, Postern Burn, How Burn and Cotting Burn are at high to intermediate risk from surface water flooding. There are number of isolated areas within Morpeth and St Georges which have been identified as being at intermediate to low risk from surface water flooding. These are generally tend to be the low-lying areas created as a result of developments such as low points in roads which produce localised ponding areas during heavy rainfall events.

There are no incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

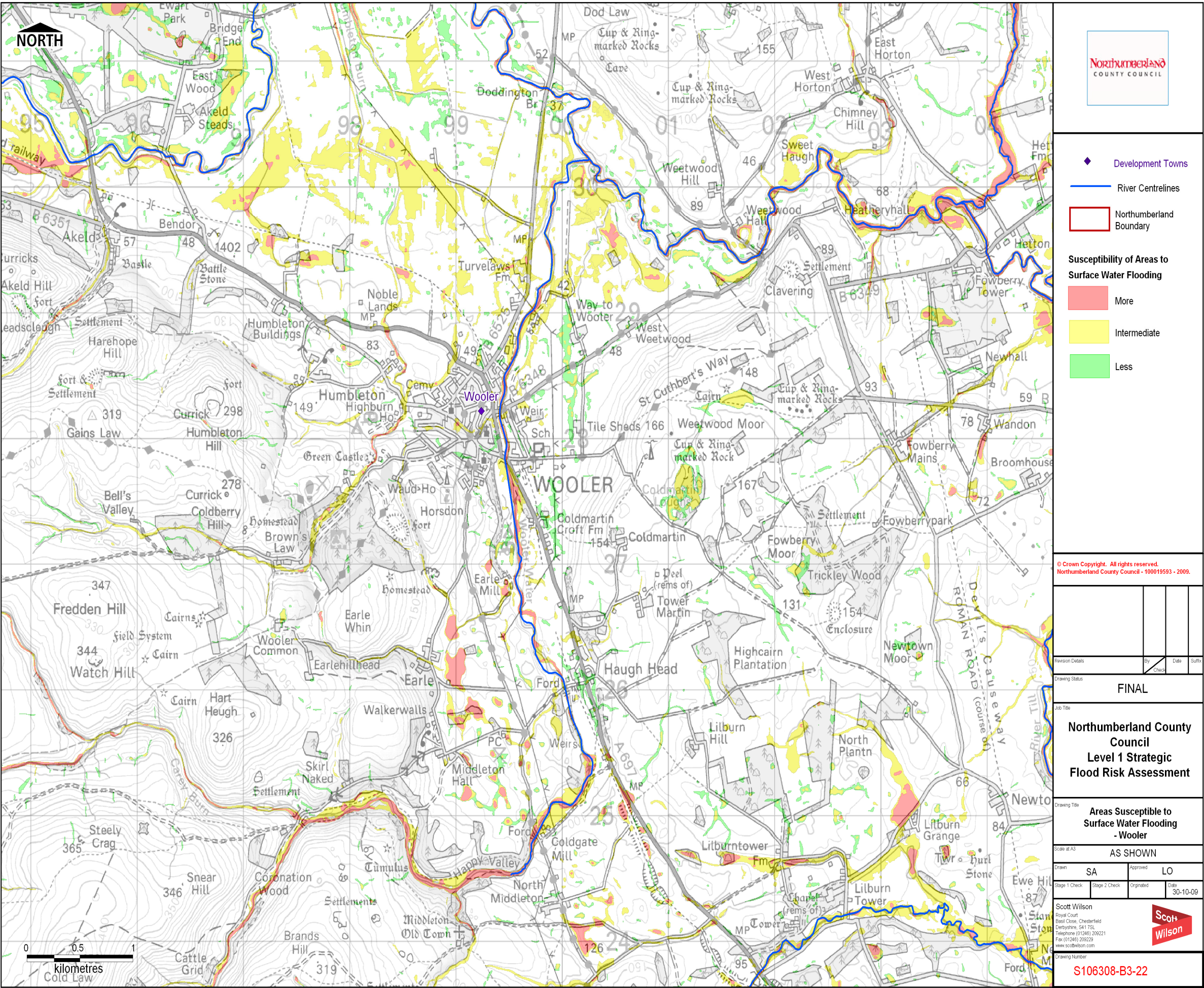
The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

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When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.



GROWTH POINT AREA/DEVELOPMENT TOWN

Wooler

FLOOD SOURCES

The map indicates that the low-lying areas adjacent to Wooler Water are at high to intermediate risk from surface water flooding. There are number of isolated areas within Wooler which have been identified to be at intermediate to low risk from surface water flooding. These are generally tend to be the low-lying areas created as a result of developments such as low points in roads which produce localised ponding areas during heavy rainfall events. There is significant area of the countryside north of Wooler adjacent to Humbleton Burn which appears to be at intermediate risk from surface water flooding.

There are no incidents of surface water flooding were reported.

It is important to note that the map does not show all sources of flooding, such as fluvial flooding. Please refer to Chapter 2.5 and Appendix B of the SFRA for information on all flood sources.

LIMITATIONS OF DATA

The map shows areas that are susceptible to surface water flooding. When producing these maps, the Environment Agency has used a simplified method that excludes; underground sewerage and drainage systems, smaller over ground drainage systems and buildings. The maps have also been produced using a single rainfall event. Therefore, only provides a general indication of areas which may be more likely to experience surface water flooding.

It should be noted that the maps do not show the susceptibility of individual properties to surface water flooding and represents surface water flooding more accurately in steeper catchments compared to areas with even topography.

BANDINGS

The maps indicates three bandings from "less" to "more" susceptible to surface water flooding. The "more" band identifies areas which a naturally vulnerable to flood first, flood deepest and/or flood for relatively frequent, less extreme events compared to the other bandings.

The Environment Agency advises the LPA to use local data to assess the bands and decide which bands are most appropriate for their purposes, noting that surface water flooding can occur outside of the bands.

FLOOD RISK ASSESSMENT GUIDANCE

Where site specific Flood Risk Assessments (FRAs) are concerned, it should be noted that because of the way the maps have been produced they only provide broad scale indication of surface water flooding. Therefore, the maps are not appropriate to act as the only evidence when making decisions on individual planning applications at any scale without further supporting studies or evidence. LPAs should not use maps to identify individual properties at risk, and must therefore not be referred to specifically for planning consultations or responses.

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When preparing FRAs developers should take into account the flood risk from surface water flooding at an early stage. In accordance with Planning Policy Statement 25 (PPS25), management of surface water is critical to mitigate the flood risk to and from the site which could occur as a result of a development. It is recommended that the management of surface water flooding from developments should always aim to reduce the volumes and peak flow rates to be no greater than the rates prior to the proposed development.