



### Legend

- SSC Outstanding Drainage Problems
- TWFRS Flooding Incidents
- EA Historical Flood Map (v1.17)
- High Susceptibility
- Medium Susceptibility
- Low Susceptibility

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution of civil proceedings. Licence No. Sunderland City Council 100018385 (2009)

Rev.	Modifications	Date	Drawn	Checked	Approved

**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 a correlation between historical flooded properties, areas and key surface water flow routes identified. However, there are areas where this validation cannot be made. In this case site-specific FRA should provide greater confidence in the Environment Agency data.

This map should be used to assess other sources of flooding within Sunderland as illustrated within the Sequential Test and should be used in conjunction with the PPS25 Flood Zone Map.

The Brew House  
Widderpool Park  
General's Avenue  
Warrington  
WA4 6HL  
United Kingdom

[www.jbaconsulting.co.uk](http://www.jbaconsulting.co.uk)

+44 (0)1925 437 020  
+44 (0)1925 437 029  
info@jbaconsulting.co.uk

for

## SUNDERLAND CITY COUNCIL

### LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT

#### SET C - AREAS SUSCEPTIBLE TO SURFACE WATER FLOODING

This document is the property of Jeremy Benn Associates Ltd. It shall not be reproduced in whole or in part, nor disclosed to a third party, without the permission of Jeremy Benn Associates Ltd.

Scale:	1:25,000	Drawn:	C Isherwood	Dec' 09
		Checked:	C Isherwood	Dec' 09
		Approved:	J Cooper	Dec' 09

Digital File Name: ASSWF.MXD

Drawing Number:	2009s0243-SCC-C1	Sheet No.:	1 of 1	Status:	FINAL	Rev.:	4
-----------------	------------------	------------	--------	---------	-------	-------	---

Original © A1