



**USER NOTES**

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

It is a key Level 1 SFRA output which shows the LPA area, Main Rivers, ordinary watercourses and flood zones, including the functional floodplain (as defined in Annex D Table D.1 of PPS25), across the local authority area, as well as all previously allocated development sites (or sites to be considered in the future).

PPS25 divides the country into three basic Flood Zones; Flood Zones 1, 2 and 3, corresponding to areas of low, medium and high flood risk, respectively. The Flood Zones provided are based upon the Environment Agency's Flood Map (version 3.15 issued in September 2009). Therefore they refer to the probability of flooding from rivers, the sea and tidal sources and ignore the presence of defences because these can be breached, overtopped and may not be present for the lifetime of the development. They do not consider other forms of flooding and do not take account of climate change.

This plan should be used to facilitate the undertaking of the Sequential Test by planners and developers according to PPS25.

The Sunderland City Council Level 1 SFRA has produced a further suite of flood risk maps following its assessment of other sources of flooding and the implications of climate change and these should be used in conjunction with this map and not as an alternative. In time this map is likely to be updated by outputs future modelling studies.

**Legend**

- Sunderland City Council Boundary
- Main Rivers
- Ordinary Watercourses
- SHLAA Sites
- Business & Industrial Areas (Retained & Improved)
- New Business Industrial Sites
- Existing Bodies of Water
- Flood Zone 3b (Functional Floodplain)
- Flood Zone 3a
- Flood Zone 2

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for

**SUNDERLAND CITY COUNCIL**  
LEVEL 1 STRATEGIC FLOOD RISK ASSESSMENT

SET A - FLUVIAL & TIDAL FLOOD RISK MAPS  
PPS25 FLOOD ZONES

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