

## PLANNING GUIDANCE - FLOOD RISK ASSESSMENT

Certain areas of Hartlepool have the potential to be at risk from flooding and this must be taken into account by the Local Planning Authority. The Environment Agency have created an interactive flood map ([http://www.environment-agency.gov.uk/subjects/flood/826674/829803/858477/?version=1&lang=\\_e](http://www.environment-agency.gov.uk/subjects/flood/826674/829803/858477/?version=1&lang=_e)) to inform both the general public and Local Planning Authorities. By inputting the site's postcode the map indicates which areas lie within designated flood zones.

Text Only Cymraeg 26 March 2007 HOME ABOUT US OUR VIEWS CONTACT US HELP Search for ... Go

Environment Agency creating a better place

You are in: Subjects > Flood > Floodline > Am I at risk of Flooding? I'm looking for ...

### Flooding

- ★ Floodline
- » Am I at risk of Flooding?
  - » Flood Map - how to use it
  - » Flood Warning Areas
  - » Does this affect my insurance?
  - » Other sources of flooding
  - » Help - flood warning service
- » Can I get a flood warning?
- » Prepare for flooding
- » Online flood library

We are not responsible for the content of other web sites.

### Am I at risk of Flooding?

What is the likelihood of flooding in your area? Use our Flood Map to find out. You can also find out how your home insurance might be affected, about how flooding can occur miles away from rivers or the sea, and how you can receive early warnings of floods.

- » **Flood Map - how to use it**  
Use this map to quickly find the predicted risk of flooding in your area. Find instructions here on how to use it.
- » **Flood Warning Areas**  
Find out if you can receive early flood warnings in your area.
- » **Does this affect my insurance?**  
More information on how the likelihood of flood in your area affects your home insurance.
- » **Other sources of flooding**  
Floods can happen anywhere at anytime, caused by rising ground water levels, burst water drains, hillside run-off from sudden rain and more.
- » **Help - online flood warning service**  
Help with the Environment Agency's online flood warning service.

### Flood Map

Are you at risk of flooding? Enter your postcode or placename to find out now...

GO

Boscastle floods

Regional information >> Anglian | Midlands | North East | North West | South West | Southern | Thames | Wales

©The Environment Agency 2007 Author: Environment Agency | [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[http://www.environment-agency.gov.uk/subjects/flood/826674/829803/858477/?version=1&lang=\\_e](http://www.environment-agency.gov.uk/subjects/flood/826674/829803/858477/?version=1&lang=_e)

Once the status of the land in relation to flood risk has been established, the flood risk matrix (<http://www.pipernetworking.com/floodrisk/matrix.html>) can be used to ascertain whether or not a Flood Risk Assessment (FRA) is required to support a planning application. The site gives a link to the Environment Agency site, which sets out the requirements for the content of an FRA.

A1 Development category	B1 Within 20 metres of the top of bank of a Main River	C1 Includes culverting or control of flow of any river or stream	D1 Within Flood Zone 3	E1 Within Flood Zone 2	F1 Within Flood Zone 1
A2 Householder development and alterations	B2 Consult EA with FRA	C2 Consult EA with FRA	D2 No consultation - see standard comment Note	E2 No consultation - see standard comment Note	F2 No consultation - No EA Advice
A3 Non-residential extensions less than 250m <sup>2</sup>	B3 Consult EA with FRA	C3 Consult EA with FRA	D3 No consultation - see standard comment Note	E3 No consultation - see standard comment Note	F3 No consultation - No EA Advice
A4 Change of use FROM Water Compatible TO 'Less Vulnerable' development	B4 Only consult EA if site also falls within Flood Zone 3. FRA Required	C4 No consultation - no EA advice	D4 Consult EA with FRA	E4 No consultation - no EA advice	F4 No consultation - No EA Advice
A5 Change of use RESULTING IN 'Highly Vulnerable' or 'More Vulnerable' development	B5 Only consult EA if site also falls within Flood Zone 3 or 2. FRA Required	C5 No consultation - no EA advice	D5 Consult EA with FRA	E5 Consult EA with FRA	F5 No consultation - No EA Advice
A6 Operational development less than 1 hectare	B6 Consult EA with FRA (and also if in Flood Zone 3 Sequential Test Evidence)	C6 Consult EA with FRA	D6 Consult EA with FRA and Sequential Test Evidence (and where required confirm Exception Test has been applied)	E6 Consult EA with FRA and Sequential Test Evidence (and where required confirm Exception Test has been applied)	F6 No consultation - see standard comment
A7 Operational development of 1 hectare or greater	B7 Consult EA with FRA (and also if in Flood Zone 3 Sequential Test Evidence)	C7 Consult EA with FRA	D7 Consult EA with FRA and Sequential Test Evidence (and where required confirm Exception Test has been applied)	E7 Consult EA with FRA and Sequential Test Evidence (and where required confirm Exception Test has been applied)	F7 Consult EA with FRA

<http://www.pipernetworking.com/floodrisk/matrix.html>)

Should an FRA be required and it is not submitted with a planning application then the application will fail to become valid.

## **ONE STOP SHOP (OSS) ADVISORY SERVICE**

The Council's One Stop Shop advisory service offers free planning advice on new development proposals. Advice is given on a variety of issues and any relevant concerns with respect to Flood Risk will normally be highlighted as part of this service. To find out more about the One Stop Shop [click here](#)

Further information can be obtained from: -

### **PLANNING**

Development Control Section  
Hartlepool Borough Council  
Hanson House  
Lynn Street  
Hartlepool  
TS24 7BT  
Tel: - (01429)284317

