

Flood Risk Standing Advice

1

Hide Details

FROM: Greenwood, Suzanne

Monday, 30 January 2012, 12:25

TO:

Morning,

As discussed please see attached form. If you click on the consultation matrix then click on Householder Development within Flood Zone 1 it clearly indicates the Environment Agency would not be consulted on this application for a toilet.

Kind Regards

Suzanne Greenwood

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1 Attached files | 981KB

FRSA.pdf -...

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Reply to Greenwood, Suzanne

Send



Flood Risk Standing Advice for Local Planning Authorities. PPS25 (national) version 3.0

This advice is aimed at Local Planning Authority (LPA) users only. Separate standing advice for applicants and their agents is available from the Environment Agency web site.

Before you use this advice check within your own planning department to see if a local version of standing advice exists. Local standing advice should always be used if available.

The standing advice is made up of the following:

Step by step guidance ☐

For the novice user; a series of simple questions designed to guide LPAs to our recommendations in a range of flood risk scenarios.

Consultation Matrix ☐

For frequent users and administration staff; the matrix sets out when we need to be consulted and what the consultation should contain. Advice is also provided through this route.

Quick links to Flood Zone 2 advice ☐

For frequent users; provides direct access to the standing advice pages via a pick list.

Sequential Test process ☐

A framework to guide you through application of the Sequential Test in an open and transparent way. We may object to planning applications if the Sequential Test has not been applied.

Note on using Flood Risk Standing Advice - requirement to consult and appeals

Where we have provided detailed comments as part of the standing advice the requirement on LPAs to consult the Environment Agency is waived. We will support the LPA at any appeal arising from use of the standing advice provided that the LPA has acted in accordance with the advice and provided us with reasonable advance warning of the appeal.

Related documents

- The Town and Country Planning (Development Management Procedure) (England) Order 2010 (DMPO). The Environment Agency is a statutory consultee for planning applications involving flood risk in specified circumstances. [Follow link](#)
- Planning Policy Statement 25: Development and Flood Risk (PPS25) and the PPS25 Practice Guide. [Follow link](#)



Enter a postcode or place name:

Other topics for this area...

PO21 5SH



Risk of Flooding from Rivers and Sea

Risk of Flooding from Rivers and Sea

Map legend

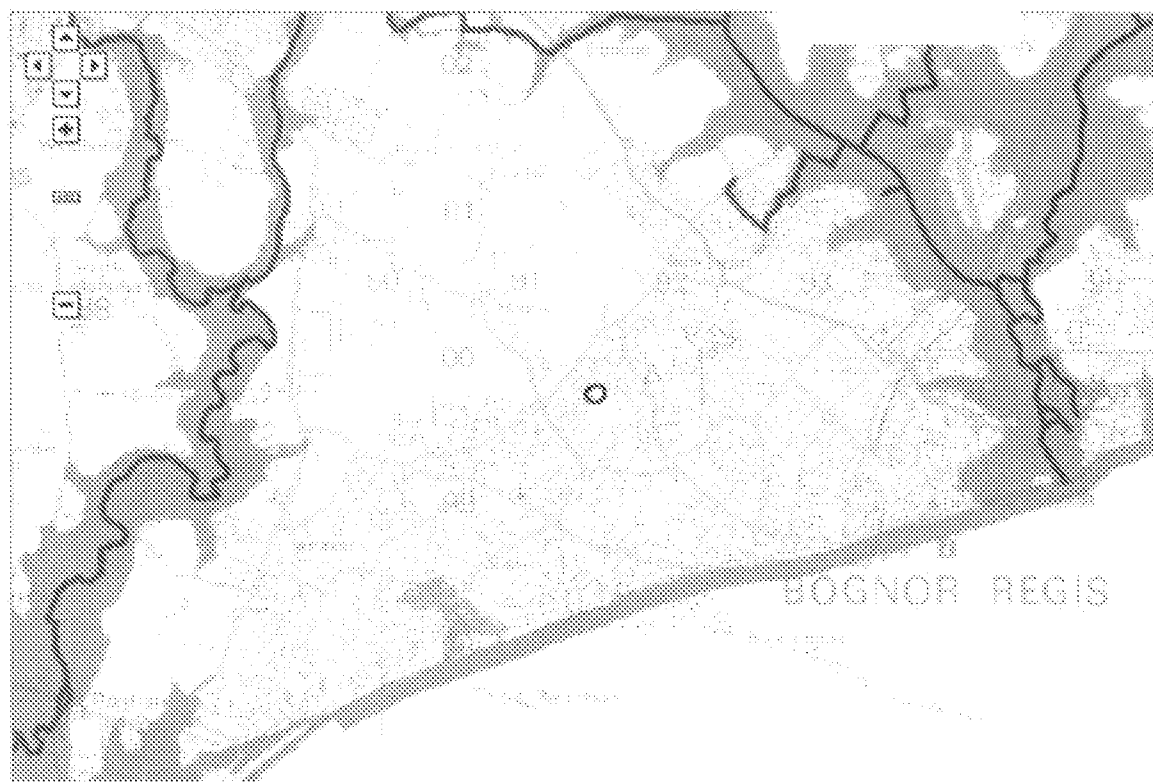
Click on the map to see what is the Risk of Flooding at a particular location.

☒ Flood Maps

- Flooding from rivers or sea without defences
- Extent of extensive flood
- Flood defences
- Areas benefiting from flood defences
- Main rivers

Map of PO21 5SH at scale 1:50,000

only version



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Flood Map – information Warnings

Manchester Ship Canal

Flood Mapping of the Manchester Ship Canal in Trafford, Salford and Warrington may be subject to revision as a result of representations. For further information please contact the Environment Agency on 03708 506 506.

Users of the Flood Zone Map should be aware that we have received a Judicial review challenge to the mapping of the Manchester Ship Canal at Trafford, Salford and Warrington on the ground that the preparation of the map is flawed in respect of our consideration of the role of the sluice gates in preventing flooding.

We are defending the challenge and believe and are advised that it is ill-founded. Nevertheless, pending determination of the challenge, users of the map need to consider whether the existence of the Challenge, and the basis of it, affects the weight they judge may be given to the zoning of the Manchester Ship Canal within the Flood Map.

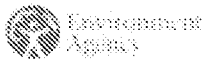
More about flooding:

Understanding the flood map

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.



Interactive Maps

Flood Risk for X:491540, Y:99648

Be prepared

We do not have an assessment of flood risk for the area which you have selected. This may be because the area selected is outside the floodplain. It could also be because we have been unable to assess the likelihood of flooding for this area because we did not have sufficient information (this applies to fewer than 1% of the properties in England and Wales in the flood outline)

For a fuller explanation of flood likelihood, [click here](#).

Be aware

Our maps only cover flooding from rivers and the sea. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc.

[Click here](#) to find out more.

To find out how to be prepared for all types of flooding go to our [Floodline](#) pages or call Floodline on tel: 0845 996 1188.

The information on the likelihood of flooding is not intended to be used by people applying for planning permission for new developments. To find out how the Flood Map can help when planning a new development, [click here](#).

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