South Tyneside Level 1 SFRA Addendum

Sites Assessment - Port of Tyne

28 September 2023

Summary Table

Proposed Use	Number of Sites	Area (ha)	Flood Zone 1: Area (ha)	Flood Zone 1: No. 100%	Flood Zone 2: Area (ha)	Flood Zone 2: No.	Flood Zone 3a: Area (ha)	Flood Zone 3a: No.	Flood Zone 3b: Area (ha)	Flood Zone 3b: No.	Low Risk (1 in 1000 year outline): Area (ha)	Low Risk: No.	Medium Risk (1 in 100 year outline): Area (ha)	Medium Risk: No.	High Risk (1 in 30 year outline): Area (ha)	High Risk: No.	FZ3b + Higher Central Climate Change (additional risk): Area (ha)	No.	FZ3b + Upper End Climate Change (additional risk): Area (ha)	No.	T200 + Higher Central Climate Change (additional risk): Area (ha)	No.	T200 + Upper End Climate Change (additional risk): Area (ha)	No.	T1000 + Higher Central Climate Change (additional risk): Area (ha)	No.	T1000 + Upper End Climate Change (additional risk): Area (ha)	No.
Employment	9	25.76	18.12	3	0.95	5	3.47	6	3.22	5	1.70	9	0.22	8	0.08	4	6.16	8	1.46	7	4.56	7	1.40	6	4.48	7	1.81	7
TOTAL	**9**	**25.76**	**18.12**	**3**	**0.95**	**5**	**3.47**	**6**	**3.22**	**5**	**1.70**	**9**	**0.22**	**8**	**0.08**	**4**					**4.56**	**7**	**1.40**	**6**	**4.48**	**7**	**1.81**	**7**

Key

Key	
Flood Zone 3b	The colour coding shows the highest risk element of the flood zone that is present on site and is not in itself an indication of whether the site should or shouldn't be developed for flooding reason
Flood Zone 3a	
Flood Zone 2	
Flood Zone 1 + Surface Water	
Flood Zone 1	

Main Table

Site Reference	Site Name	Proposed Use	Area (ha)	Flood Zone 1: Area (ha)	Flood Zone 1: %	Flood Zone 2: Area (ha)	Flood Zone 2: %	Flood Zone 3a: Area (ha)	Flood Zone 3a: %	Flood Zone 3b: Area (ha)	Flood Zone 3b: %
E16	Tyne Dock Enterprise Park South (Dock infill)	Employment	3.5200	0.2321	6.5924	0.2312	6.5688	0.2255	6.4061	2.8312	80.4327
E17	Hill 60	Employment	0.5133	0.5133	100.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
E19	Tyne Dock Enterprise Park (former NcNulty Offshore), Commercial Road	Employment	4.3791	3.6299	82.8911	0.4960	11.3271	0.0564	1.2884	0.1968	4.4934
E30	Compound beside Jarrow Road	Employment	0.2522	0.2522	100.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
E31	Tyne Dock Enterprise Park (SE), Commercial Road	Employment	0.5836	0.4044	69.2872	0.0702	12.0236	0.0349	5.9836	0.0742	12.7056
E32	East of wood pellet silos	Employment	1.9086	0.0000	0.0000	0.0000	0.0000	1.8733	98.1494	0.0353	1.8506
E33	Tyne Renewables Quay	Employment	9.9991	8.6000	86.0083	0.1384	1.3840	1.2607	12.6077	0.0000	0.0000
E34	North of Warehouse 21	Employment	1.7586	1.7586	100.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
E35	Former M H Southern	Employment	2.8480	2.7304	95.8722	0.0105	0.3694	0.0218	0.7644	0.0853	2.9941

Site Reference	Low Risk (1 in 1000 year outline): Area (ha)	%	Medium Risk (1 in 100 year outline): Area (ha)	%	High Risk (1 in 30 year outline): Area (ha)	%	FZ3b + Higher Central Climate Change (additional risk): Area (ha)	%	FZ3b + Upper End Climate Change (additional risk): Area (ha)	%	T200 + Higher Central Climate Change (additional risk): Area (ha)	%	T200 + Upper End Climate Change (additional risk): Area (ha)	%	T1000 + Higher Central Climate Change (additional risk): Area (ha)	%	T1000 + Upper End Climate Change (additional risk): Area (ha)	%
E16	0.0468	1.3284	0.0138	0.4028	0.0004	0.0105	0.6365	18.0812	0.0523	1.4861	0.4633	13.1613	0.0000	0.0000	0.2321	6.5924	0.0000	0.0000
E17	0.0002	0.0331	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0006	0.1091
E19	0.0149	0.3391	0.0000	0.3389	0.0148	0.3389	2.1907	50.0263	0.8409	19.2021	2.9151	66.5695	0.4052	9.2527	2.7107	61.9005	0.2102	4.8003
E30	0.2007	79.6019	0.0223	12.2175	0.0085	3.3865	0.2285	90.6059	0.0136	5.3731	0.2411	95.5905	0.0058	2.3118	0.2449	97.1171	0.0040	1.5703
E31	0.0174	2.9729	0.0093	1.5867	0.0000	0.0000	0.2283	39.1158	0.1014	17.3783	0.2798	47.9421	0.1939	33.2317	0.3084	52.8376	0.0960	16.4496
E32	0.2777	14.5490	0.0026	0.1378	0.0000	0.0000	1.8733	98.1494	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
E33	0.8391	8.3917	0.1085	1.0849	0.0000	0.0000	0.6352	6.3528	0.1528	1.5276	0.0621	0.6213	0.0563	0.5629	0.0211	0.2114	0.2118	2.1177
E34	0.0537	3.0548	0.0106	0.6050	0.0000	0.0000	0.2765	15.7220	0.1830	10.4063	0.4354	24.7573	0.5783	32.8845	0.7300	41.5132	0.6904	39.2596
E35	0.2523	8.8572	0.0564	3.9740	0.0568	1.9933	0.0869	3.0499	0.1165	4.0917	0.1651	5.7978	0.1627	5.7121	0.2344	8.2290	0.5924	20.8007

Site Reference	Flood Risk Vulnerability Classification (NPPF)	Level 1 Strategic Recommendation (see SFRA Report)	Development Considerations	Recommended Next Steps	Council Comments	Council Decision on Site for Local Plan
E16	Less Vulnerable	Strategic Recommendation A	Recommend for withdrawal as site is within Flood Zone 3b.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.		
E17	Less Vulnerable	Strategic Recommendaiton C	Progress to developer-led FRA	Allocate for developer-led FRA. Development permission subject to FRA.		
E19	Less Vulnerable	Strategic Recommendation A	Recommend for withdrawal as site is within Flood Zone 3b.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.		
E30	Less Vulnerable	Strategic Recommendation A	Recommend for withdrawal as site is within Flood Zone 3b plus climate change.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.		
E31	Less Vulnerable	Strategic Recommendation A	Recommend for withdrawal as site is within Flood Zone 3b.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.		
E32	Less Vulnerable	Strategic Recommendation A	Recommend for withdrawal as site is within Flood Zone 3b.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.		
E33	Less Vulnerable	Strategic Recommendation A	Recommend for withdrawal as site is within Flood Zone 3b plus climate change.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.		
E34	Less Vulnerable	Strategic Recommendation A	Recommend for withdrawal as site is within Flood Zone 3b plus climate change.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.		
E35	Less Vulnerable	Strategic Recommendation A	Recommend for withdrawal as site is within Flood Zone 3b.	Development not permitted in Flood Zone 3b. Check whether site boundary can be redrawn or whether it may be possible to incorporate functional floodplain into site layout and design as open greenspace. This may be possible for sites where percentage area of functional floodplain is lower. Site should be withdrawn if these criteria cannot be met. A Level 2 SFRA may be required to inform this process.		