

Fanny's Lane, Sandford

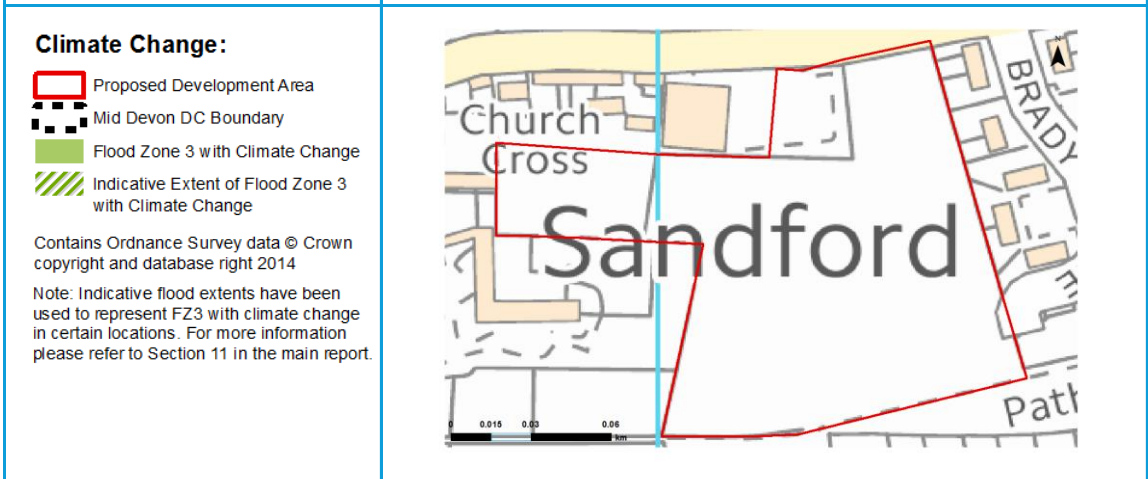
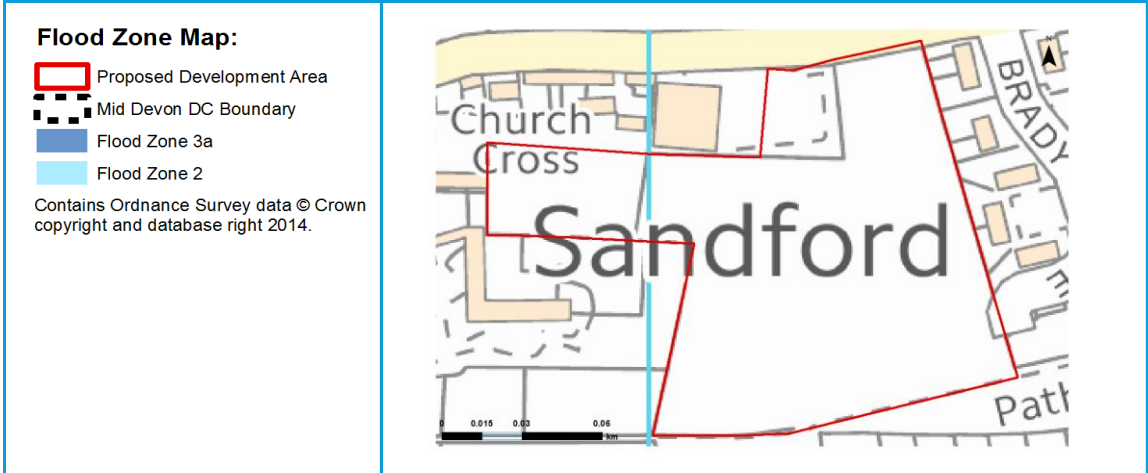
OSNGR: 283054,102457	Area: 1.69ha	Greenfield		
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

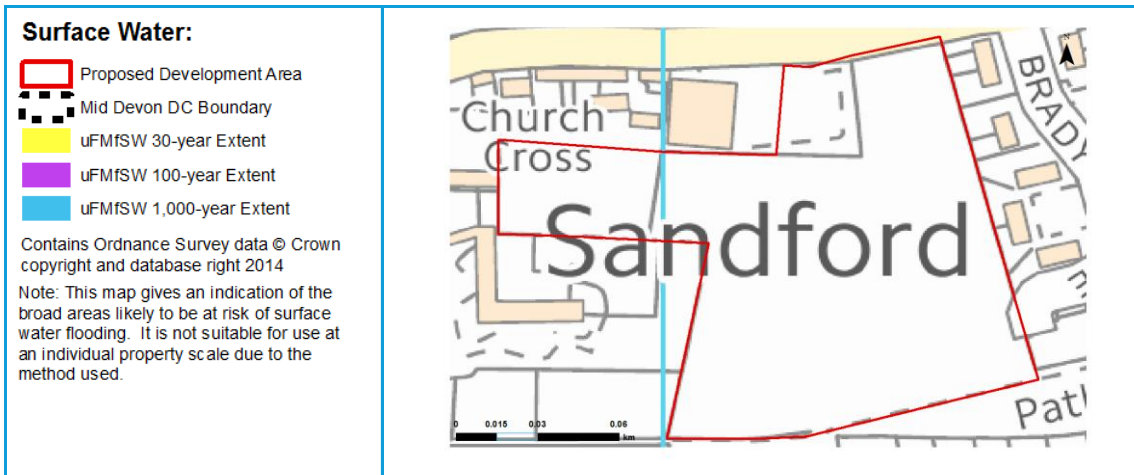
Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required. Part of this site has planning permission for 19 dwellings.

Planning application stage:

- A site specific flood risk assessment is required for development proposals on sites comprising one hectare or above in Flood Zone 1, in which the vulnerability to flooding from other sources should be considered.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.



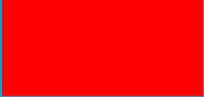






Sources of Flood Risk:

- Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Mapping suggests that permeable paving is unlikely to be suitable due to the slope of the site.
Infiltration		Mapping suggests low permeability in this area possibly making the infiltration techniques unsuitable. Further site investigation should be carried out to assess potential for drainage by infiltration. If infiltration is suitable it should be avoided in areas where the depth to the water table is <1m.
Detention		Mapping suggests that the site will be too steep to allow 'above ground' detention features to be used at this development.
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. A liner maybe required to prevent the egress of groundwater.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:
There are currently no flood warning areas covering this site.

Access & Egress:
Existing information suggests there are no access or egress issues for the site.

Climate Change:

- Increased storm intensities.

Flood Risk Implications for Development:

- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- Assessment for runoff should include allowance for climate change effects.
- Development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff

Land off Bowdens Lane, Shillingford (a)

OSNGR: 298170,124123	Area: 1.29ha	Greenfield		
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

 Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

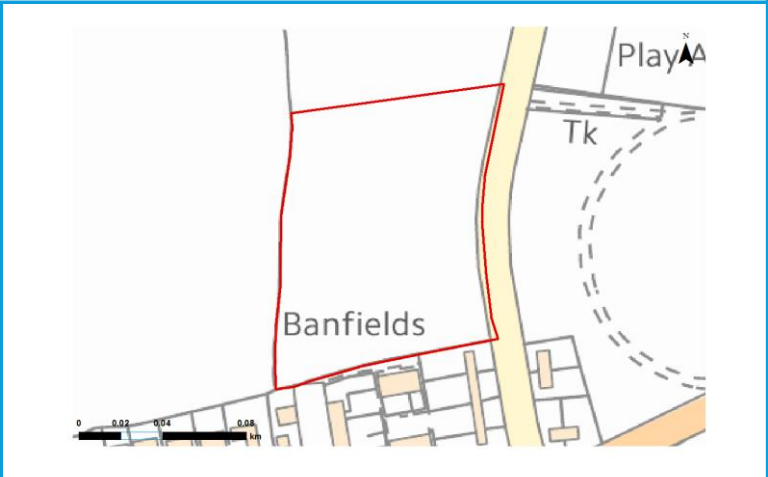
Planning application stage:

- A site specific flood risk assessment is required for development proposals on sites comprising one hectare or above in Flood Zone 1, in which the vulnerability to flooding from other sources should be considered.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.

Flood Zone Map:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3a
- Flood Zone 2

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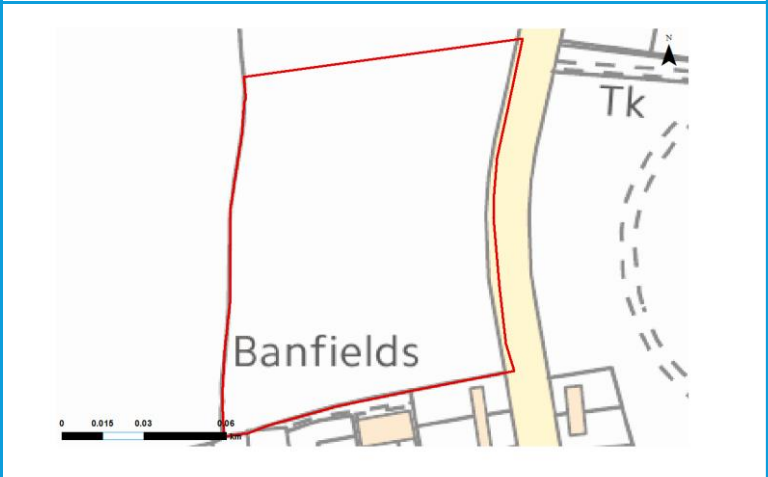


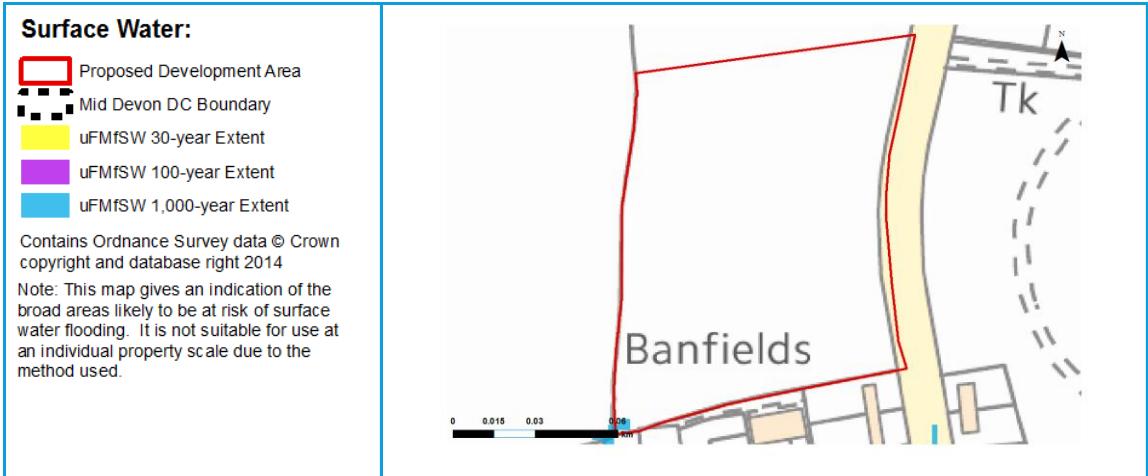
Climate Change:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3 with Climate Change
- Indicative Extent of Flood Zone 3 with Climate Change

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Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.





Sources of Flood Risk:

- Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		All forms of source control are likely to be suitable.
Infiltration		Mapping suggests high permeability at this site, site investigations should be carried out to assess potential for drainage by infiltration.
Detention		Mapping suggests that the site slopes are suitable for all forms of detention.
Filtration		All filtration techniques are likely to be suitable.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:
There are currently no flood warning areas covering this site.

Access & Egress:
Existing information suggests there are no access or egress issues for the site.

Climate Change:
• Increased storm intensities.

Flood Risk Implications for Development:

- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- Assessment for runoff should include allowance for climate change effects.
- Development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff

Land off Bowdens Lane, Shillingford (b)





OSNGR: 298245,124128	Area: 0.39ha		Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.
 This site is 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

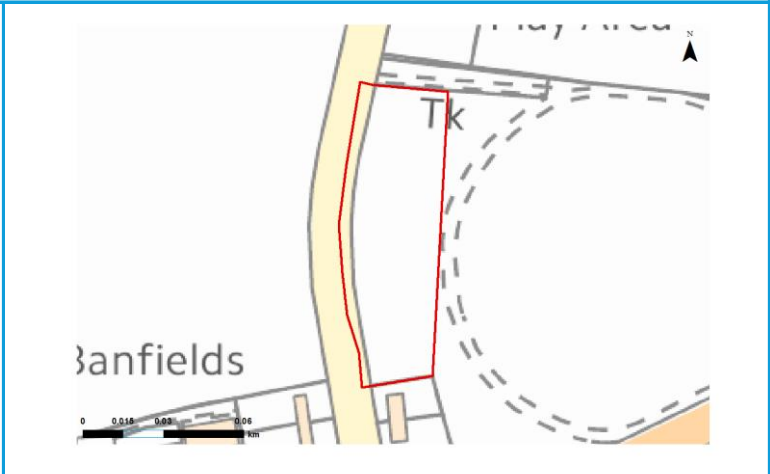
Planning application stage:

- A site specific flood risk assessment would not be required for this site as it is less than 1ha and located in Flood Zone 1.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.





Flood Zone Map:

-  Proposed Development Area
-  Mid Devon DC Boundary
-  Flood Zone 3a
-  Flood Zone 2

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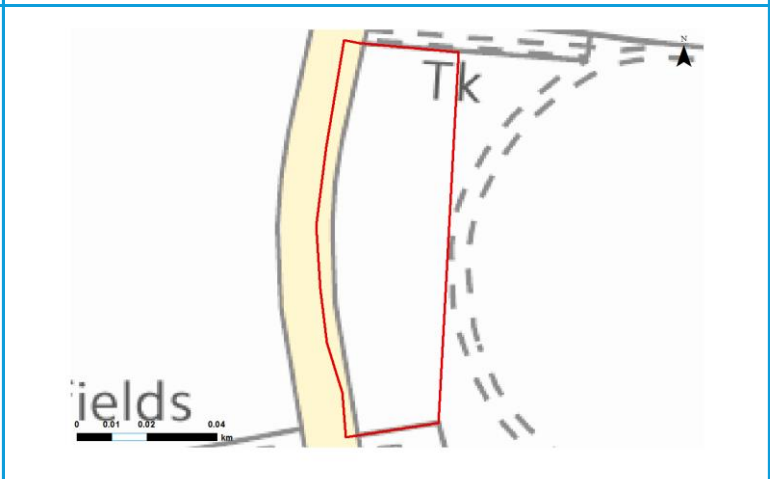


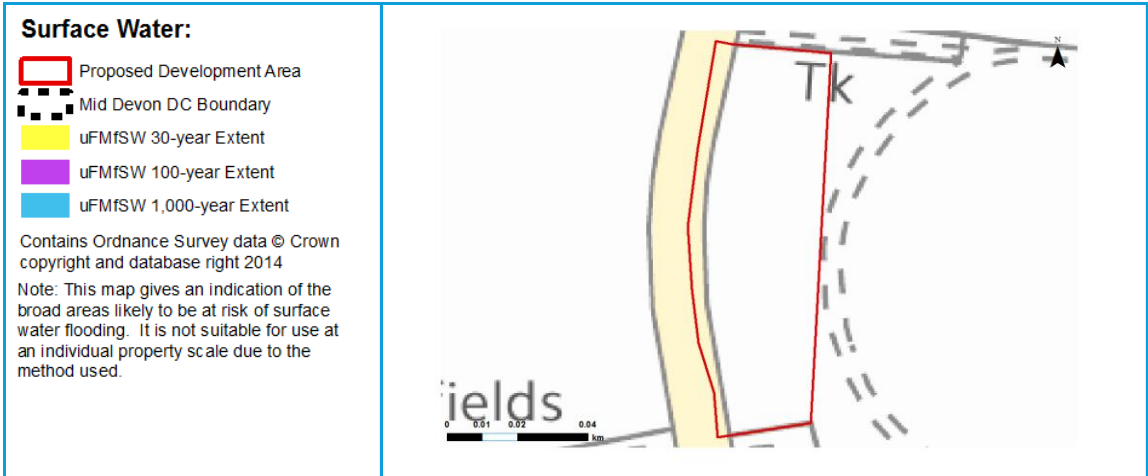
Climate Change:

-  Proposed Development Area
-  Mid Devon DC Boundary
-  Flood Zone 3 with Climate Change
-  Indicative Extent of Flood Zone 3 with Climate Change

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Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.





Sources of Flood Risk:

- Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		All forms of source control are likely to be suitable.
Infiltration		Mapping suggests high permeability at this site, site investigations should be carried out to assess potential for drainage by infiltration.
Detention		Mapping suggests that the site slopes are suitable for all forms of detention.
Filtration		All filtration techniques are likely to be suitable.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:
There are currently no flood warning areas covering this site.

Access & Egress:
Existing information suggests there are no access or egress issues for the site.

Climate Change:
• Increased storm intensities.

Flood Risk Implications for Development:

- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff

East of Hederman Close, Silverton

OSNGR: 296125,102757	Area: 1.84ha		Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

Existing information shows this site to be 100% in Flood Zone 1. However, the Heal-eye Stream flows to the west of the site, for which flood zone information is not available. Further information regarding the level of risk from this watercourse would be required to know whether or not the Exception Test is required and if it could be passed.

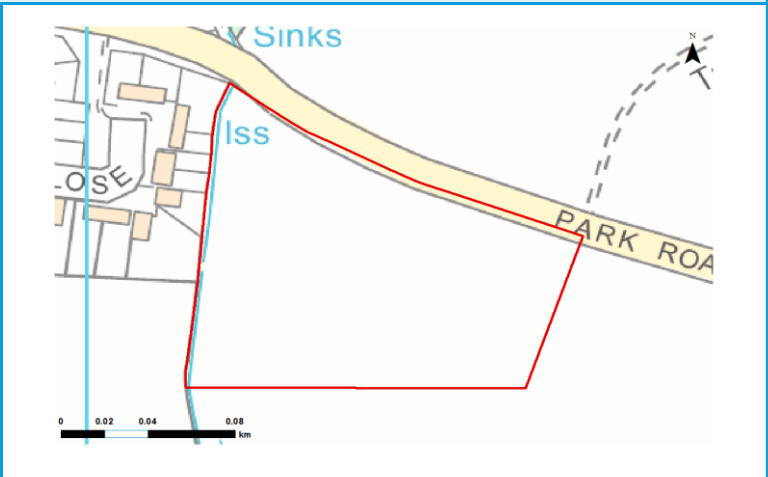
Planning application stage:

- Hydrological and hydraulic assessment of the Heal-eye Stream that flows along the western boundary of the site should be undertaken to verify flood extent.
- The results of the modelling will inform development zoning in the site, allowing location of residential development in areas outside of flood risk. If residential development is unable to be located outside of flood risk areas (1 in 100-year flood) the Exception Test would be required.
- At the planning application stage, a site-specific flood risk assessment will be required for any development greater than 1ha or if it is located within Flood Zones 2 or 3.

Flood Zone Map:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3a
- Flood Zone 2

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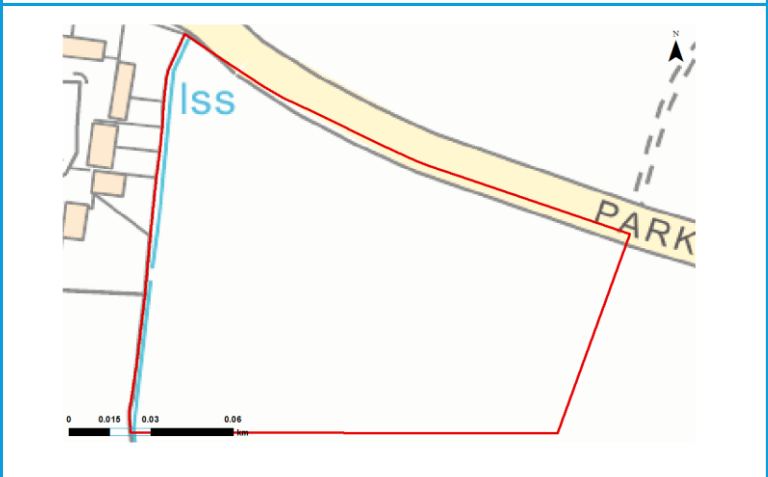


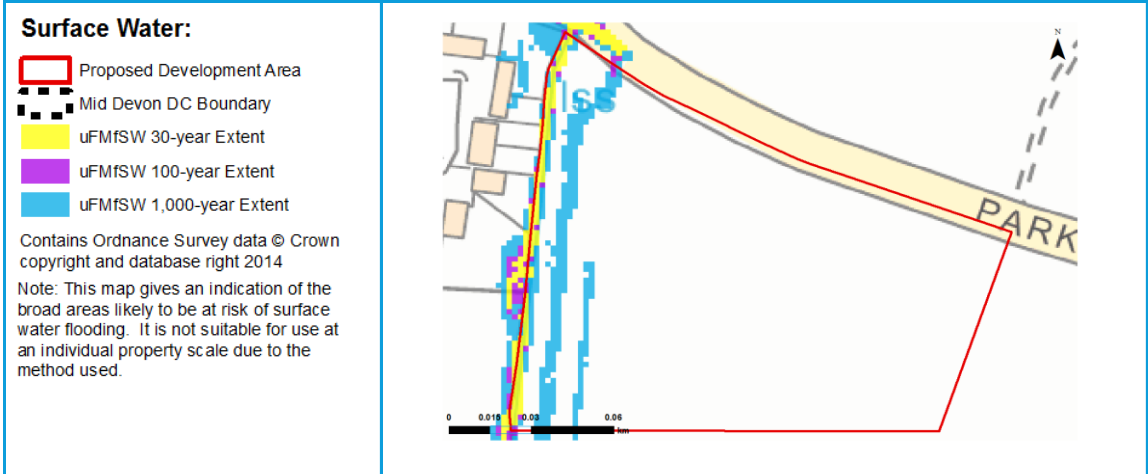
Climate Change:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3 with Climate Change
- Indicative Extent of Flood Zone 3 with Climate Change

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Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.





Sources of Flood Risk:

- There is potential fluvial flood risk from the overtopping of the Heal-eye Stream.
- Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving should use non-infiltrating systems due to high risk of groundwater flooding.
Infiltration		Mapping suggests low permeability in this area possibly making the infiltration techniques unsuitable. Further site investigation should be carried out to assess potential for drainage by infiltration. If infiltration is suitable it should be avoided in areas where the depth to the water table is <1m.
Detention		Mapping suggests that the site will be too steep to allow 'above ground' detention features to be used at this development
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. If the site has contaminated land issues; a liner will be required.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows. A liner maybe required to prevent the egress of groundwater.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:
There are currently no flood warning areas covering this site.

Access & Egress:
Existing information suggests there are no significant access or egress issues for the site.

- Climate Change:**
- Increased storm intensities.
 - Increased water levels in the Heal-eye Stream.

Flood Risk Implications for Development:

- Flood zones have not been produced for the Heal-eye Stream running to the west of the site. The flood risk from this waterbody should be considered during the planning application stage.
- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- The peak flows on the Heal-eye Stream should be considered when considering drainage.
- Assessment for runoff should include allowance for climate change effects.
- Development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse to ensure flows are not exacerbated downstream within the catchment.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff
 - o Relocating development zones with lower flood risk
 - o Creating space for flooding.

Glebe, Silverton

OSNGR: 295716,102648	Area: 1.07ha	Greenfield		
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

Existing information shows this site to be 100% in Flood Zone 1. However, there is an unnamed watercourse flowing to the south of the site, for which flood zone information is not available. Further information regarding the level of risk from this watercourse would be required to know whether or not the Exception Test is required and if it could be passed.

- Planning application stage:**
- Hydrological and hydraulic assessment of the unnamed watercourse that flows along the southern boundary of the site should be undertaken to verify flood extent.
 - The results of the modelling will inform development zoning in the site, allowing location of residential development in areas outside of flood risk. If residential development is unable to be located outside of flood risk areas (1 in 100-year flood) the Exception Test would be required.
 - At the planning application stage, a site-specific flood risk assessment will be required for any development greater than 1ha or if it is located within Flood Zones 2 or 3.

Flood Zone Map:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3a
- Flood Zone 2

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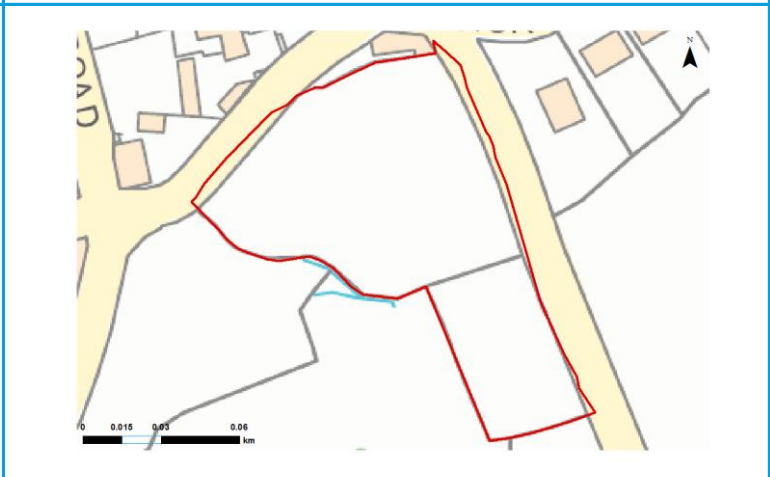


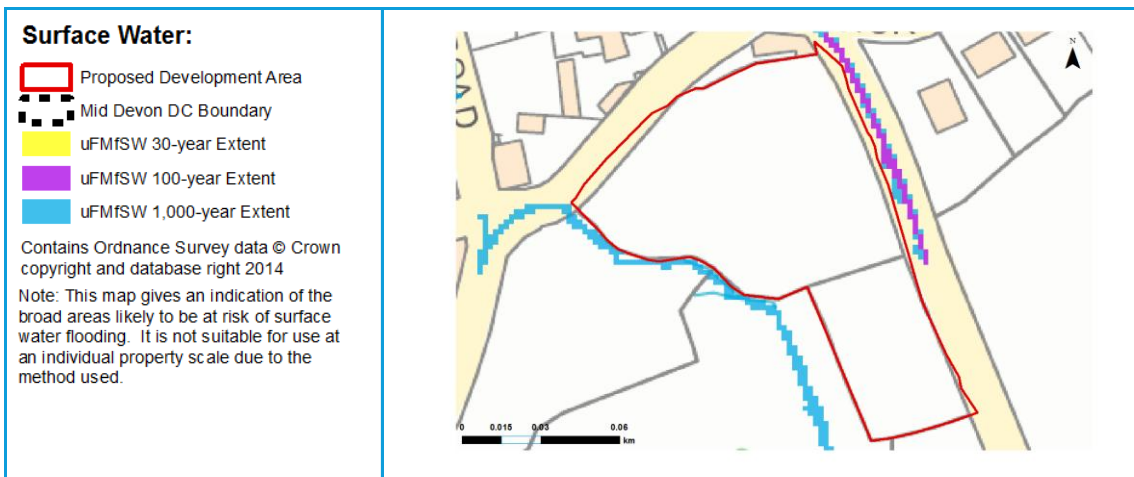
Climate Change:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3 with Climate Change
- Indicative Extent of Flood Zone 3 with Climate Change

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Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.

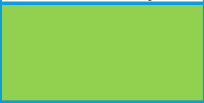








Sources of Flood Risk:

- There is potential fluvial flood risk from the overtopping of the unnamed watercourse.
- Surface water presents a risk to the site. Further Development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		All forms of source control are likely to be suitable.
Infiltration		Mapping suggests high permeability at this site, site investigations should be carried out to assess potential for drainage by infiltration.
Detention		Mapping suggests that the site will be too steep to allow 'above ground' detention features to be used at this development
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. If the site has contaminated land issues; a liner will be required.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:
There are currently no flood warning areas covering this site.

Access & Egress:
The main access road next to the eastern boundary of the proposed development site is affected by surface water flood risk. The main access road next to the western boundary of the proposed development site is not significantly affected by surface water flood risk.

- Climate Change:**
- Increased storm intensities.
 - Increased water levels in the unnamed watercourse.

Flood Risk Implications for Development:

- Flood zones have not been produced for the unnamed watercourses running along the southern boundary of the site. The flood risk from this waterbody should be considered during the planning application stage.
- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- The peak flows on the unnamed watercourse should be considered when considering drainage.
- Assessment for runoff should include allowance for climate change effects.
- Development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse to ensure flows are not exacerbated downstream within the catchment.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff
 - o Relocating development zones with lower flood risk
 - o Creating space for flooding.

Land at Old Butterleigh Road, Silverton

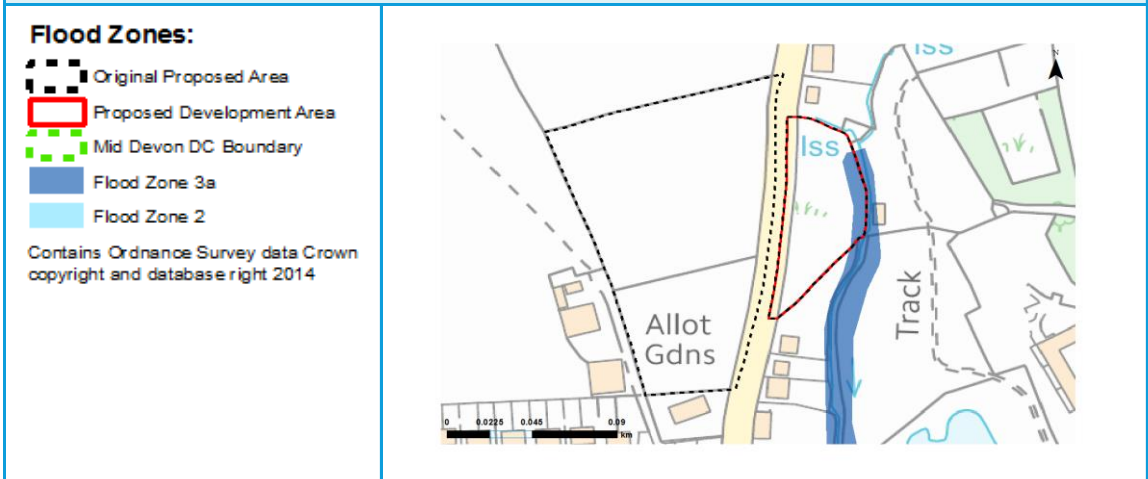
OSNGR: 295746,103452	Area (amended): 0.37ha		Greenfield	
Flood Zone Coverage:	FZ3b TBC	FZ3a 10%	FZ2 0%	FZ1 90%

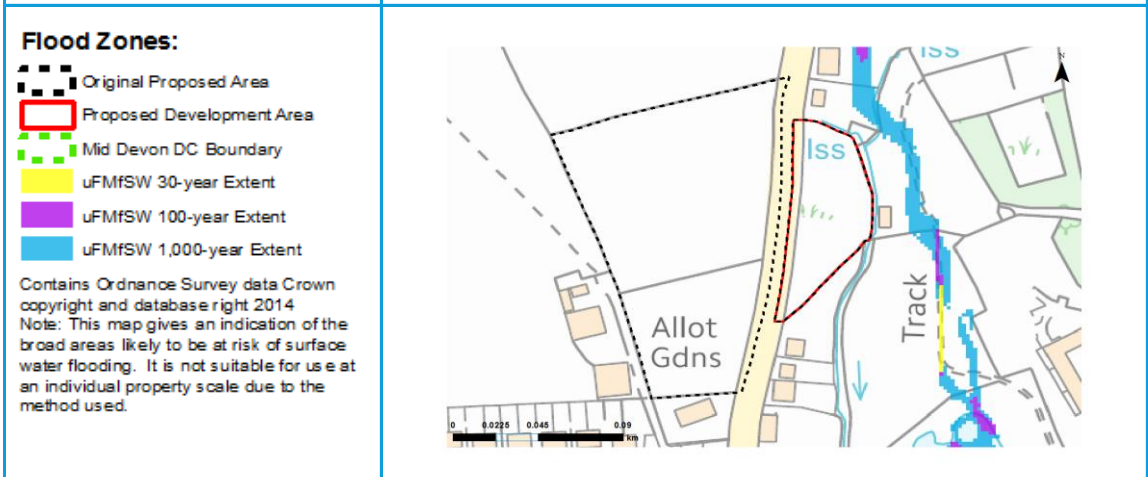
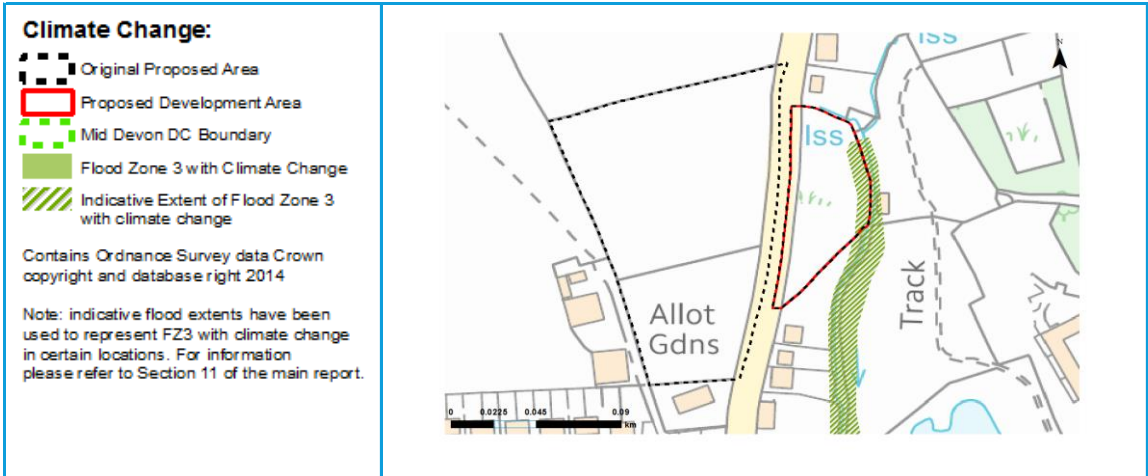
Exception Test Required?
 Potentially yes, depending on location of development. The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'. Under the NPPF, More Vulnerable development in Flood Zone 3a requires the application of the Exception Test.

Should residential development be located so that it is outside of Flood Zone 3 then the Exception test would not be required. The site boundary has been amended from what was originally proposed; as a result of this change in site boundary 10% of the site is now in Flood Zone 3 compared to 2% with the original site boundary.

Potential to pass the Exception Test (if required):
 Should development be located in Flood Zone 3 it will need to pass the Exception Test. To pass Part 'b' of the Exception Test, a FRA should demonstrate that: the development will be safe, will avoid increasing flood risk elsewhere, and will reduce flood risk overall.

- A large proportion of the site is within Flood Zone 1. Risks to development could be reduced by using sequential design to locate development in the west of the site, outside of Flood Zone 3.
- The development could potentially be made safe through building design, and by meeting drainage requirements. In view of the possible flooding from the unnamed watercourse, detailed hydraulic modelling should be undertaken to determine the 1 in 100-year flood level (with and without climate change) as well as any other return periods requested by the Environment Agency. The results of this modelling will inform development design and confirm whether housing proposals can pass the Exception Test.
- To avoid increasing flood risk elsewhere, surface water management techniques should be adopted (see 'SUDS & the development site' below).





Sources of Flood Risk:

- Fluvial flood risk is from the overtopping of the unnamed watercourse.
- Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		All forms of source control are likely to be suitable.
Infiltration		Mapping suggests high permeability at this site, site investigations should be carried out to assess potential for drainage by infiltration.
Detention		Mapping suggests that the site will be too steep to allow 'above ground' detention features to be used at this development
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. If the site has contaminated land issues; a liner will be required.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:

There are currently no flood warning areas covering this site.

Access & Egress:

The main access road to the site is not affected by surface water or fluvial flood risk.

Climate Change:

- Increased storm intensities.
- Increased water levels in the unnamed watercourse.

Flood Risk Implications for Development:

- At the planning application stage, a site-specific flood risk assessment will be required if any development is located within Flood Zones 2 or 3, or for any development greater than 1ha in Flood Zone 1.
- Resilience measures will be required if buildings are situated in the flood risk area.
- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- The peak flows on the unnamed watercourse should be considered when considering drainage.
- Assessment for runoff should include allowance for climate change effects.
- Development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the unnamed watercourse to ensure flows are not exacerbated downstream within the catchment.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff
 - o Relocating development zones with lower flood risk

Livinghayes Road, Silverton

OSNGR: 296163,103134	Area (amended): 0.53ha		Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

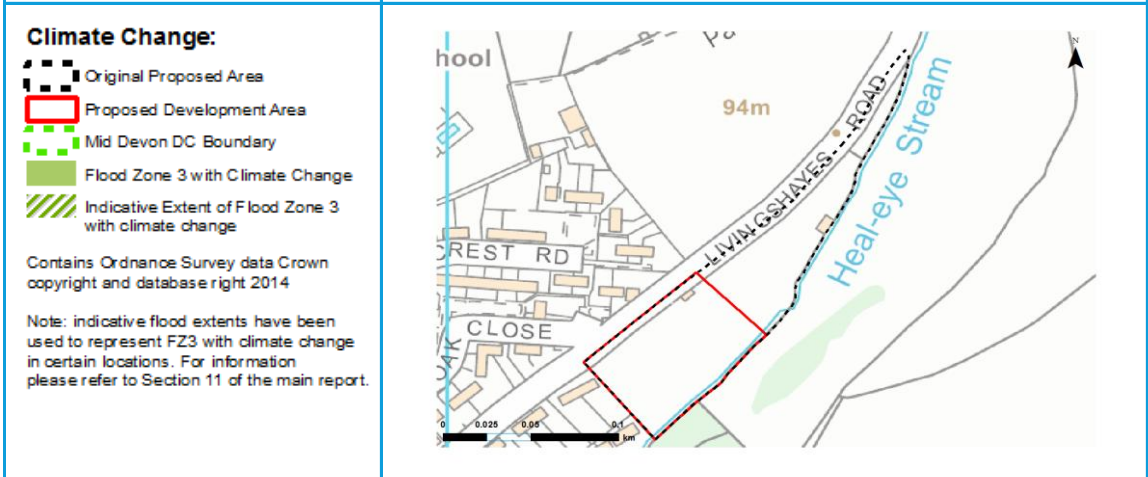
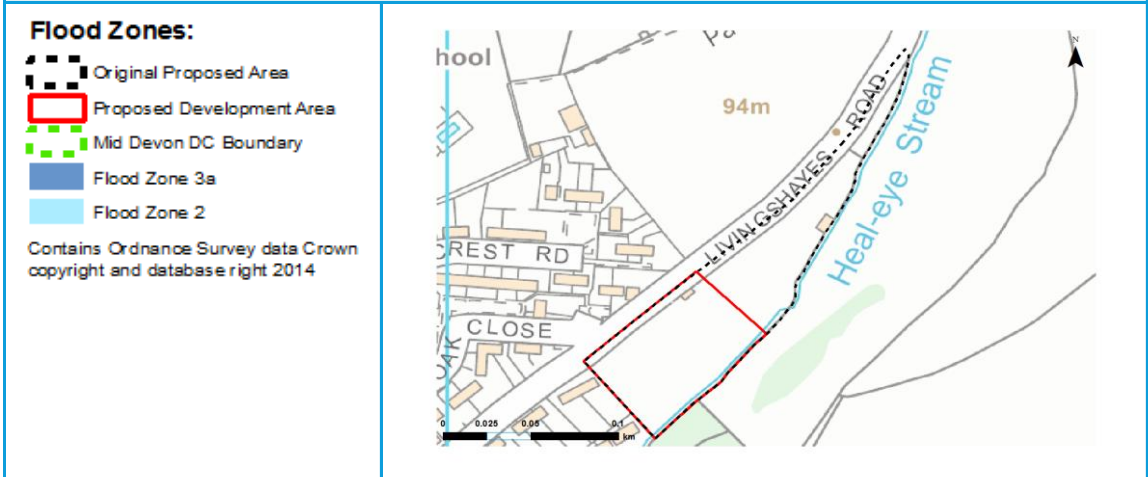
Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

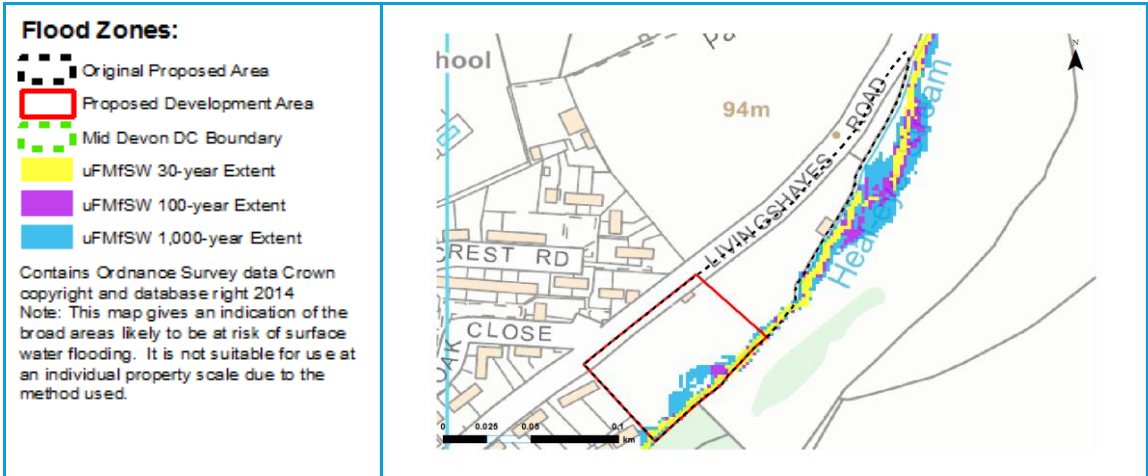
Existing information suggests this site is 100% in Flood Zone 1. However, the Heal-eye Stream flows to the east of the site, for which flood zone information is not available. Further information regarding the level of risk from this watercourse would be required to know whether or not the Exception Test is required and if it could be passed.

The site boundary has been amended from what was originally proposed; this has had no impact on the level of flood risk to the site.

Planning application stage:

- Hydrological and hydraulic assessment of the Heal-eye Stream that flows along the western boundary of the site should be undertaken to verify flood extent.
- The results of the modelling will inform development zoning in the site, allowing location of residential development in areas outside of flood risk. If residential development is unable to be located outside of flood risk areas (1 in 100-year flood) the Exception Test would be required.
- At the planning application stage, a site-specific flood risk assessment will be required for any development located within Flood Zones 2 or 3.










Sources of Flood Risk:

- There is potential fluvial flood risk from the overtopping of the Heal-eye Stream.
- Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		All forms of source control are likely to be suitable.
Infiltration		Mapping suggests high permeability at this site, site investigations should be carried out to assess potential for drainage by infiltration.
Detention		Mapping suggests that the site will be too steep to allow 'above ground' detention features to be used at this development
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. If the site has contaminated land issues; a liner will be required.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
 There are no flood defences at this site.

Flood Warning:
 There are currently no flood warning areas covering this site.

Access & Egress:
 The main access road to the site is not significantly affected by surface water flood risk. The main access road could potentially be affected by fluvial flood risk.

- Climate Change:**
- Increased storm intensities.
 - Increased water levels in the Heal-eye Stream.

Flood Risk Implications for Development:

- Flood zones have not been produced for the Heal-eye Stream running to the west of the site. The flood risk from this waterbody should be considered during the planning application stage.
- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- The peak flows on the Heal-eye Stream should be considered when considering drainage.
- Assessment for runoff should include allowance for climate change effects.
- Development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse to ensure flows are not exacerbated downstream within the catchment.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff
 - o Relocating development zones with lower flood risk
 - o Creating space for flooding.

The Garage, Silverton

OSNGR: 295524,102475	Area: 0.13ha	Brownfield		
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

This site is 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

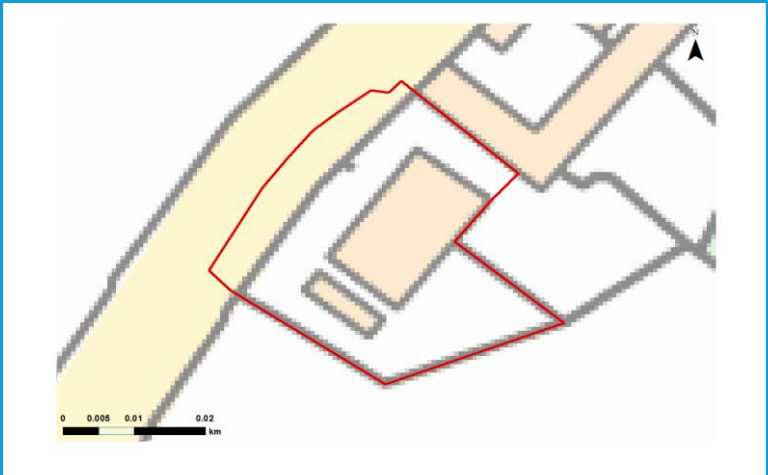
Planning application stage:

- A site specific flood risk assessment would not be required for this site as it is less than 1ha and located in Flood Zone 1.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.

Flood Zone Map:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3a
- Flood Zone 2

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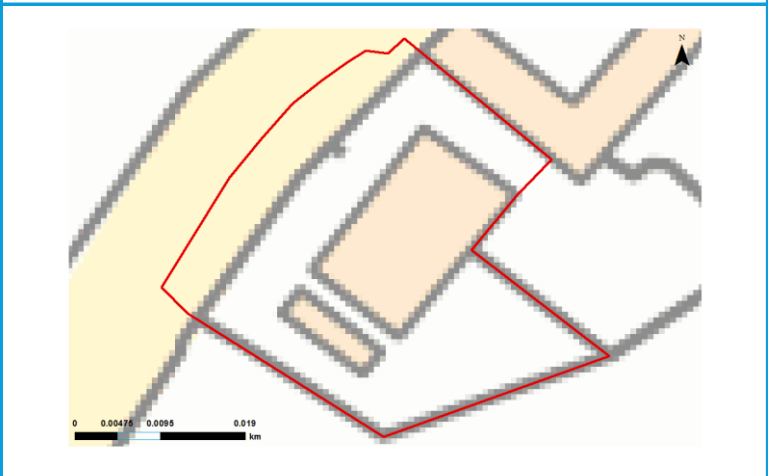


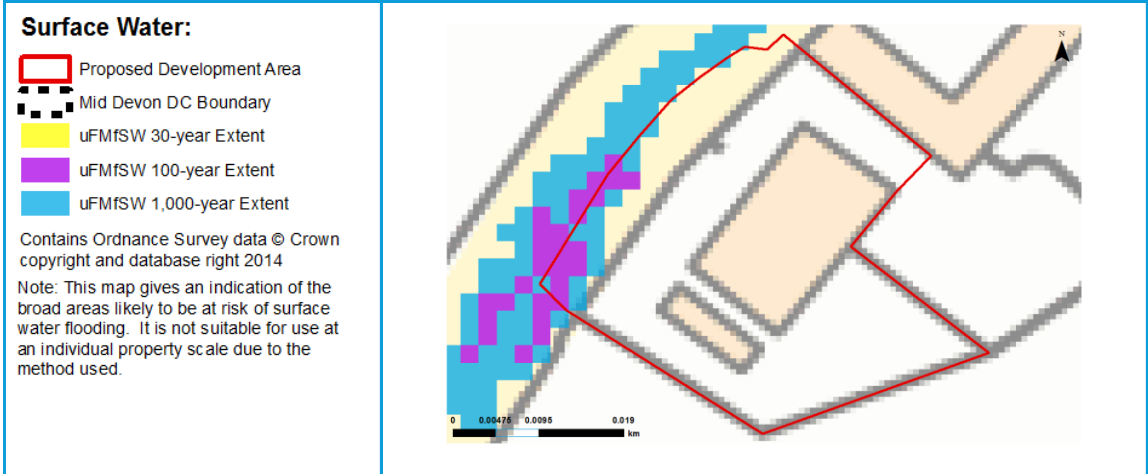
Climate Change:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3 with Climate Change
- Indicative Extent of Flood Zone 3 with Climate Change

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Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.





Sources of Flood Risk:

- Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		All forms of source control are likely to be suitable.
Infiltration		Mapping suggests high permeability at this site, site investigations should be carried out to assess potential for drainage by infiltration.
Detention		Mapping suggests that the site slopes are suitable for all forms of detention.
Filtration		All filtration techniques are likely to be suitable.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:
There are currently no flood warning areas covering this site.

Access & Egress:
Existing information suggests the main access route for the site is at risk from surface water flooding.

Climate Change:
• Increased storm intensities.

Flood Risk Implications for Development:

- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff

South of Broadlands, Thorverton

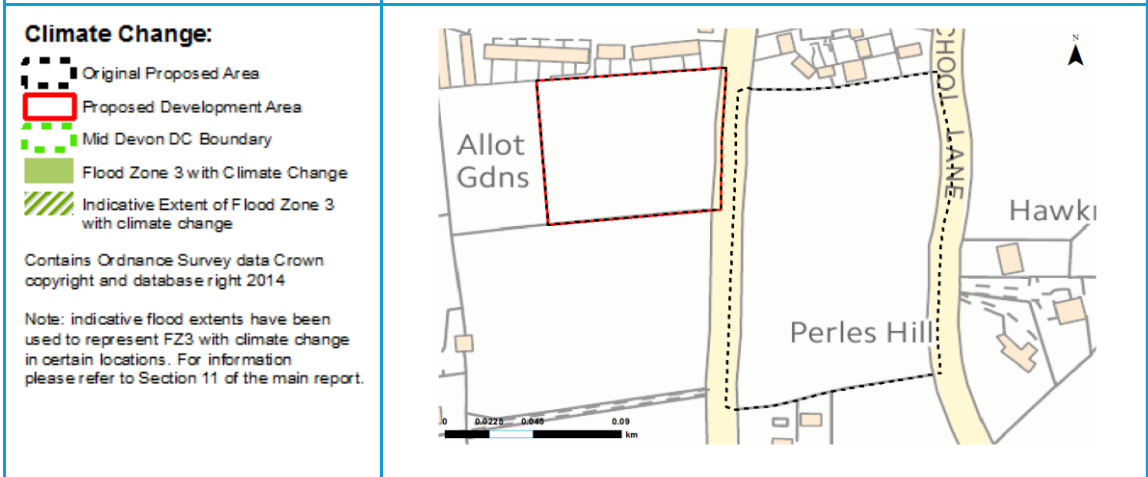
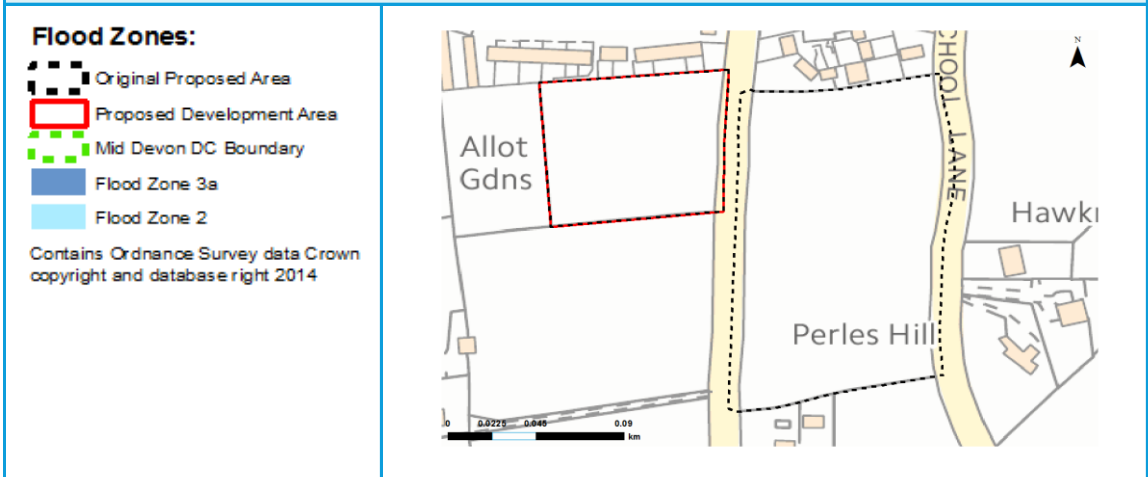
OSNGR: 292289,101798	Area: 0.73ha		Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

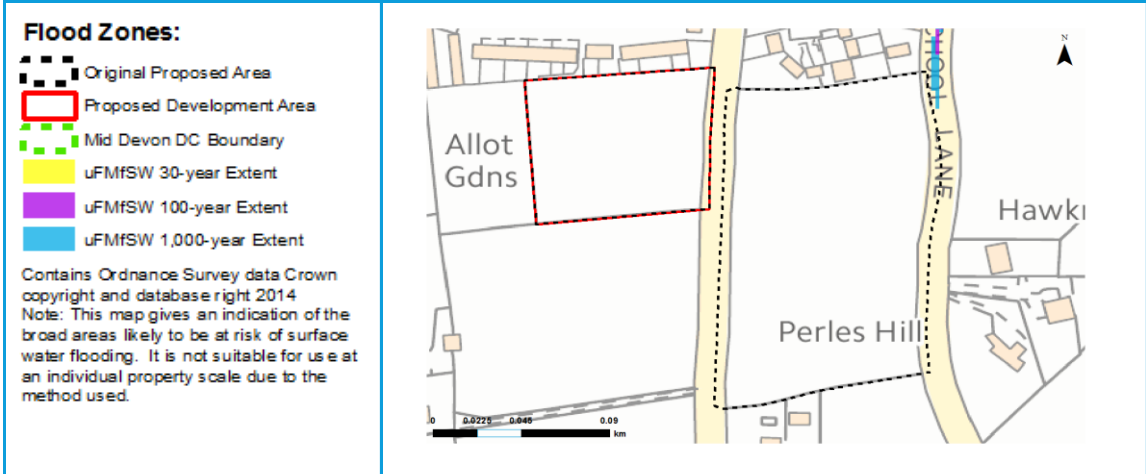
Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required. The site boundary has been amended from what was originally proposed; this has had no impact on the level of flood risk to the site.

Planning application stage:

- A site specific flood risk assessment would not be required for this site as it is less than 1ha and located in Flood Zone 1.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.





Sources of Flood Risk:

- Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving should use non-infiltrating systems due to high risk of groundwater flooding.
Infiltration		Mapping suggests low permeability in this area possibly making the infiltration techniques unsuitable. Further site investigation should be carried out to assess potential for drainage by infiltration. If infiltration is suitable it should be avoided in areas where the depth to the water table is <1m.
Detention		This option may be feasible provided site slopes are < 5%. A liner maybe required to prevent the egress of groundwater.
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. A liner may be required to prevent the egress of groundwater.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows. A liner maybe required to prevent the egress of groundwater.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is partially located within a groundwater source protection zone.

Flood Defences:
 There are no flood defences at this site.

Flood Warning:
 There are currently no flood warning areas covering this site.

Access & Egress:
 The main access road to the site is not affected by surface water or fluvial flood risk.

Climate Change:
 • Increased storm intensities.

Flood Risk Implications for Development:

- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- Assessment for runoff should include allowance for climate change effects.
- Development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff

Land adj Poynings, Uffculme

OSNGR: 306469,113064	Area: 2.77ha	Greenfield		
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

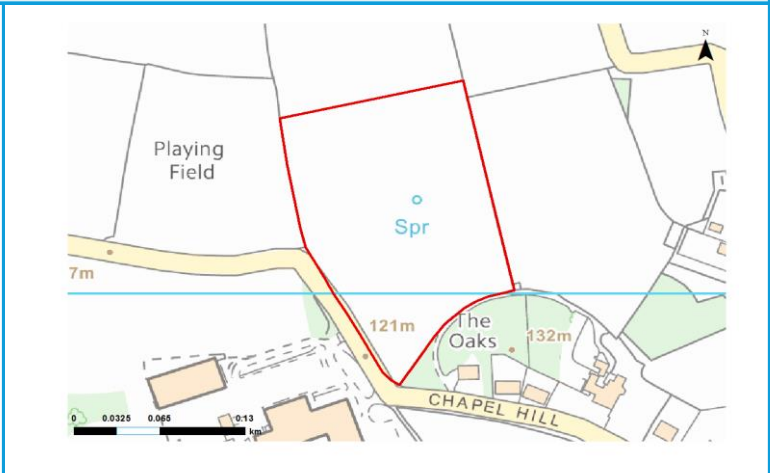
Planning application stage:

- A site specific flood risk assessment is required for development proposals on sites comprising one hectare or above in Flood Zone 1, in which the vulnerability to flooding from other sources should be considered.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.

Flood Zone Map:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3a
- Flood Zone 2

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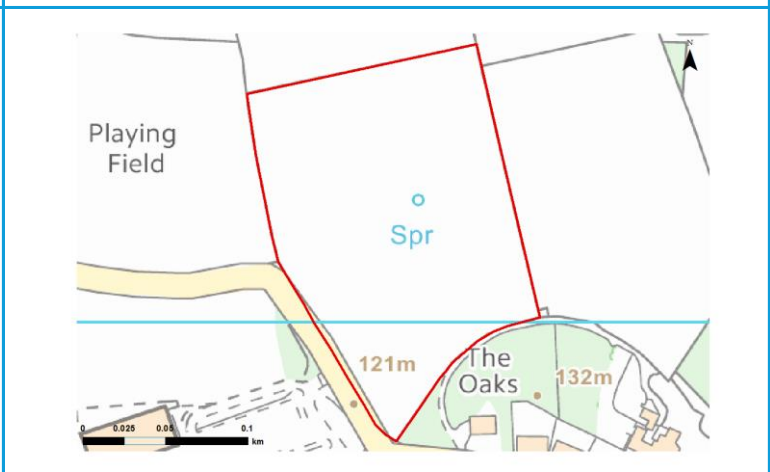


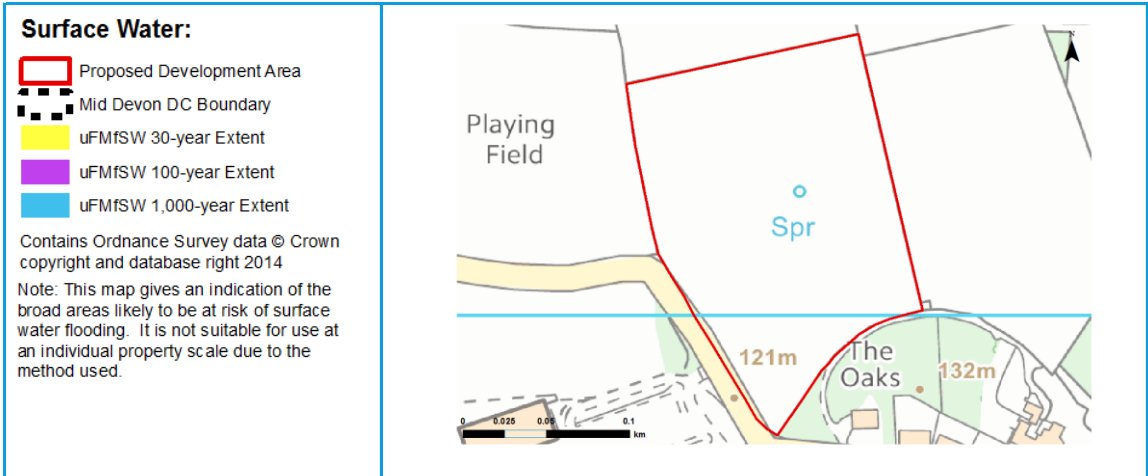
Climate Change:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3 with Climate Change
- Indicative Extent of Flood Zone 3 with Climate Change

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Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.










Sources of Flood Risk:

- Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving should use non-infiltrating systems due to high risk of groundwater flooding.
Infiltration		Mapping suggests low permeability in this area possibly making the infiltration techniques unsuitable. Further site investigation should be carried out to assess potential for drainage by infiltration. If infiltration is suitable it should be avoided in areas where the depth to the water table is <1m.
Detention		Mapping suggests that the site will be too steep to allow 'above ground' detention features to be used at this development.
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. A liner maybe required to prevent the egress of groundwater.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows. A liner maybe required to prevent the egress of groundwater.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:
There are currently no flood warning areas covering this site.

Access & Egress:
Existing information suggests there are no access or egress issues for the site.

Climate Change:

- Increased storm intensities.

Flood Risk Implications for Development:

- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- Assessment for runoff should include allowance for climate change effects.
- Development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff

Land adj to Sunnydene, Uffculme

OSNGR: 306780,113084	Area: 0.6ha		Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

This site is 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

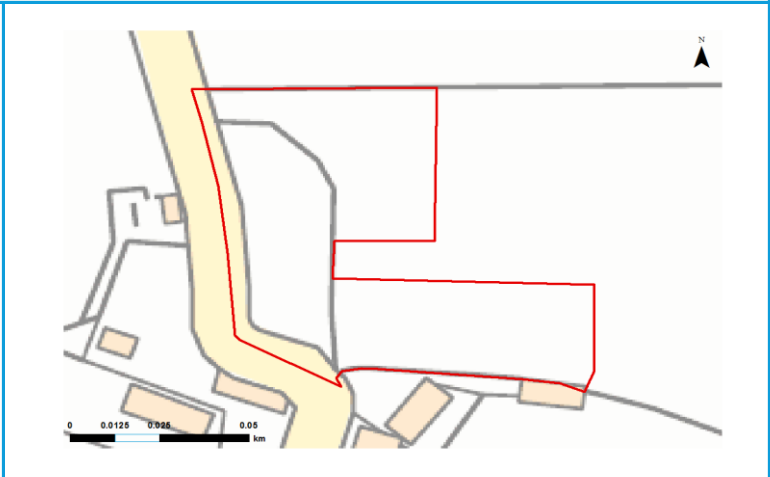
Planning application stage:

- A site specific flood risk assessment would not be required for this site as it is less than 1ha and located in Flood Zone 1.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.

Flood Zone Map:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3a
- Flood Zone 2

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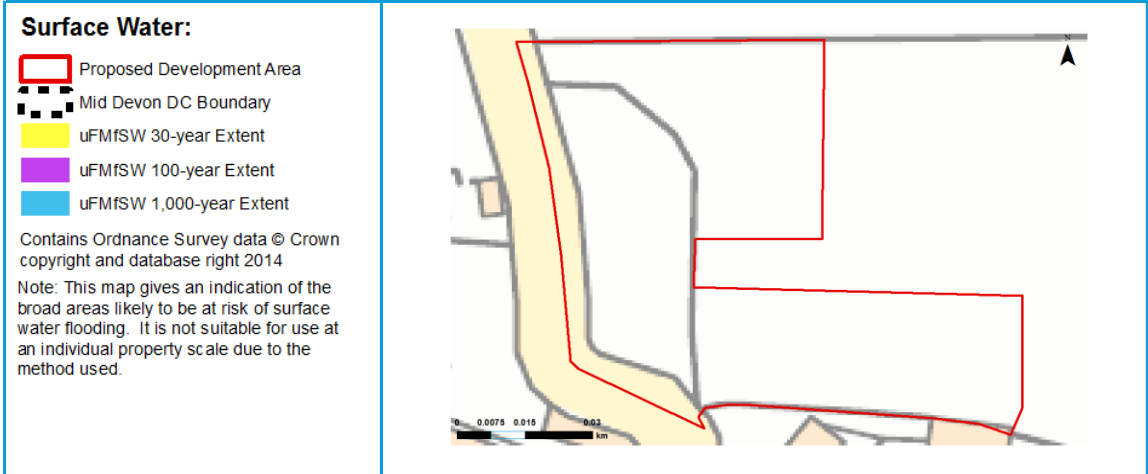
Climate Change:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3 with Climate Change
- Indicative Extent of Flood Zone 3 with Climate Change

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Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.





Sources of Flood Risk:

- Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		All forms of source control are likely to be suitable.
Infiltration		Mapping suggests high permeability at this site, site investigations should be carried out to assess potential for drainage by infiltration.
Detention		Mapping suggests that the site slopes are suitable for all forms of detention.
Filtration		All filtration techniques are likely to be suitable.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:
There are currently no flood warning areas covering this site.

Access & Egress:
Existing information suggests there are no access or egress issues for the site.

Climate Change:

- Increased storm intensities.

Flood Risk Implications for Development:

- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff

Land off Ashley Road, Uffculme

OSNGR: 306976,113229	Area: 1.14ha	Partial Brownfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%
			FZ1 100%

Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

 Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

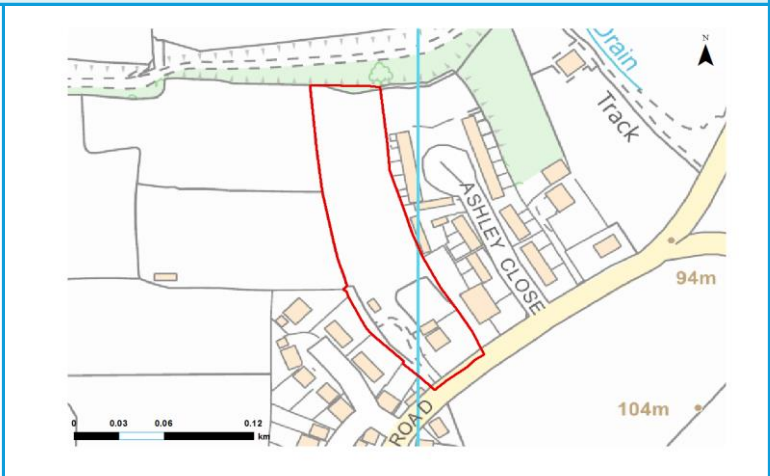
Planning application stage:

- A site specific flood risk assessment is required for development proposals on sites comprising one hectare or above in Flood Zone 1, in which the vulnerability to flooding from other sources should be considered.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.

Flood Zone Map:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3a
- Flood Zone 2

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Climate Change:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3 with Climate Change
- Indicative Extent of Flood Zone 3 with Climate Change

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Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.





Sources of Flood Risk:

- Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving should use non-infiltrating systems due to high risk of groundwater flooding.
Infiltration		Mapping suggests low permeability in this area possibly making the infiltration techniques unsuitable. Further site investigation should be carried out to assess potential for drainage by infiltration. If infiltration is suitable it should be avoided in areas where the depth to the water table is <1m.
Detention		Mapping suggests that the site will be too steep to allow 'above ground' detention features to be used at this development.
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. A liner maybe required to prevent the egress of groundwater.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows. A liner maybe required to prevent the egress of groundwater.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:
There are currently no flood warning areas covering this site.

Access & Egress:
Existing information suggests there are no access or egress issues for the site.

Climate Change:

- Increased storm intensities.

Flood Risk Implications for Development:

- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- Assessment for runoff should include allowance for climate change effects.
- Development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff

Land off Chapel Hill, Uffculme

OSNGR: 306589,112824	Area: 2.02ha	Greenfield		
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?
 The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'.

Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

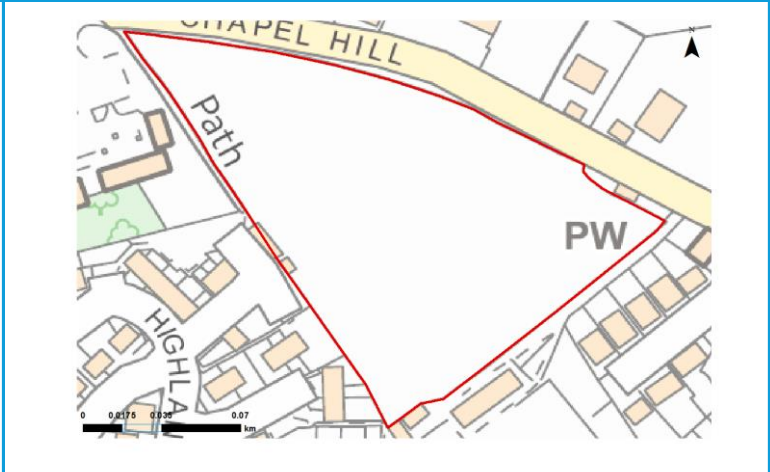
Planning application stage:

- A site specific flood risk assessment is required for development proposals on sites comprising one hectare or above in Flood Zone 1, in which the vulnerability to flooding from other sources should be considered.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.

Flood Zone Map:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3a
- Flood Zone 2

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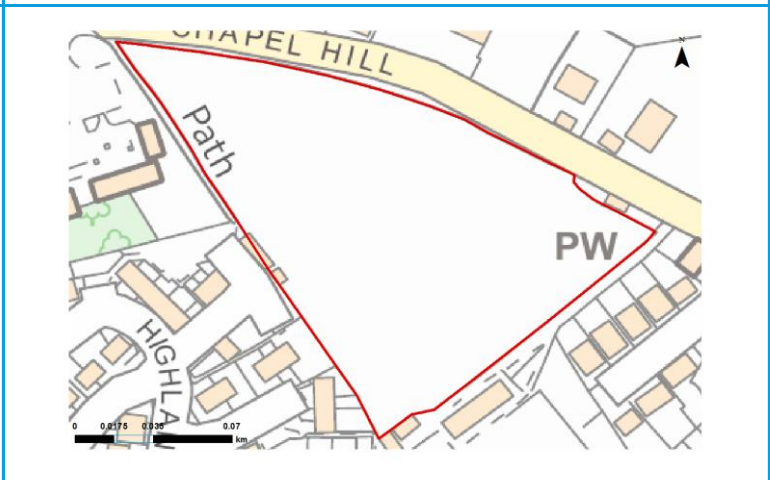


Climate Change:

- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3 with Climate Change
- Indicative Extent of Flood Zone 3 with Climate Change

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Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.





Sources of Flood Risk:

- Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving should use non-infiltrating systems due to high risk of groundwater flooding.
Infiltration		Mapping suggests low permeability in this area possibly making the infiltration techniques unsuitable. Further site investigation should be carried out to assess potential for drainage by infiltration. If infiltration is suitable it should be avoided in areas where the depth to the water table is <1m.
Detention		Mapping suggests that the site will be too steep to allow 'above ground' detention features to be used at this development
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. A liner maybe required to prevent the egress of groundwater.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows. A liner maybe required to prevent the egress of groundwater.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
There are no flood defences at this site.

Flood Warning:
There are currently no flood warning areas covering this site.

Access & Egress:
Existing information suggests there are no access or egress issues for the site.

Climate Change:
• Increased storm intensities.

Flood Risk Implications for Development:

- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- Assessment for runoff should include allowance for climate change effects.
- Development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff

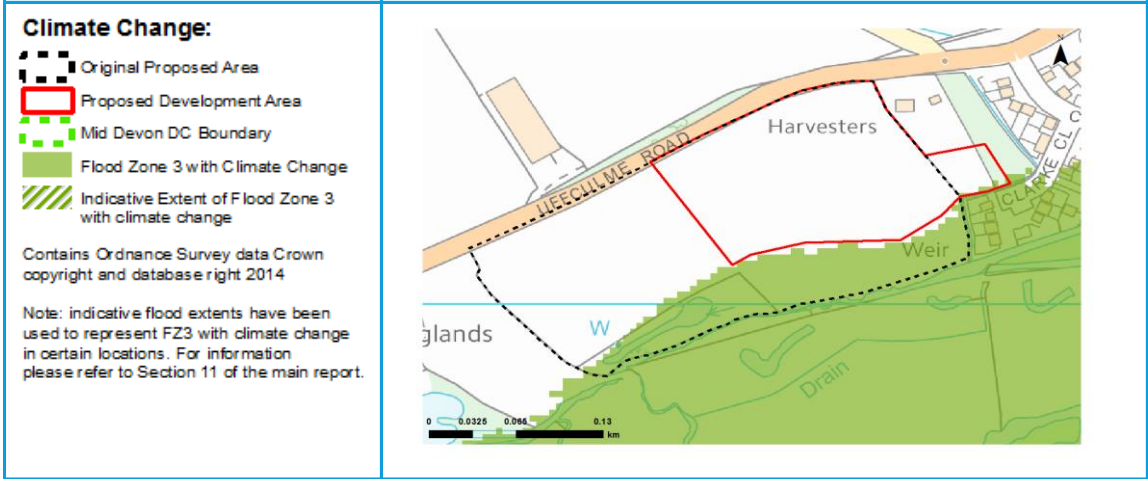
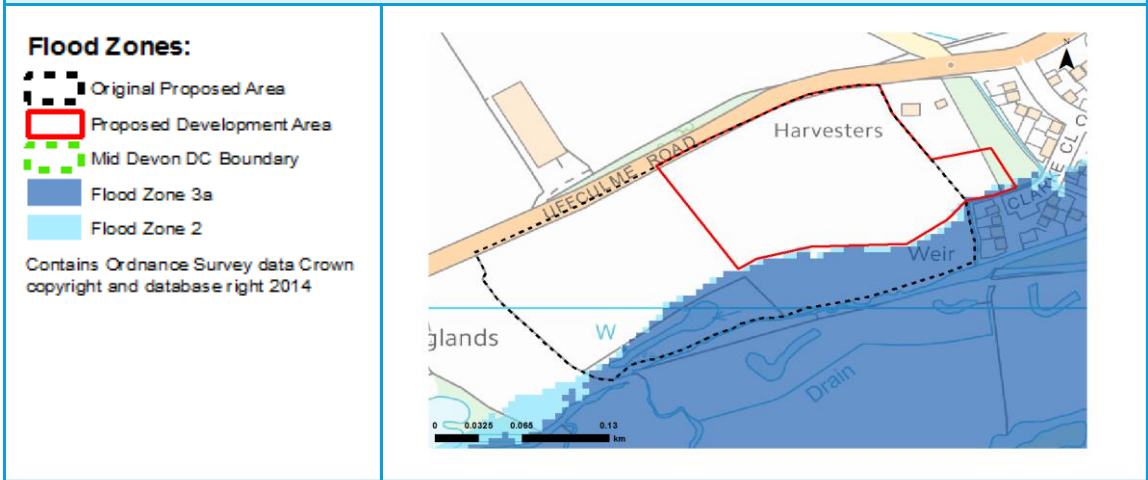
Land west of Uffculme

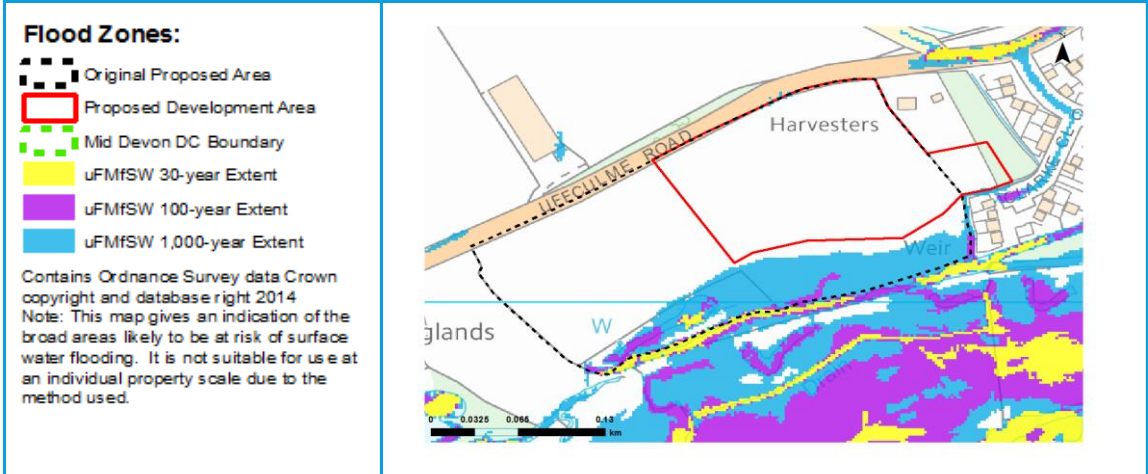
OSNGR: 305665,112059	Area: 2.24ha		Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 1%	FZ1 99%

Exception Test Required?
 No. The proposed land use for this site is residential which has a flood risk vulnerability class of 'More Vulnerable'. Under the NPPF, More Vulnerable development in Flood Zone 2 does not require the application of the Exception Test.

Only a small proportion of the site is in Flood Zone 2, at the southern boundary, from the River Culm. The site boundary has been amended from what was originally proposed; as a result of this change in site boundary no part of the site is in Flood Zone 3 compared to 21% with the original site boundary.

- Planning application stage:**
- A site specific flood risk assessment is required for development proposals on sites comprising one hectare or above in Flood Zone 1, or if development is in Flood Zone 2, in which the vulnerability to flooding from other sources should be considered.
 - The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.





Sources of Flood Risk:

- Fluvial flood risk is from the overtopping of the River Culm.
- Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Permeable paving should use non-infiltrating systems due to high risk of groundwater flooding.
Infiltration		Mapping suggests high permeability at this site, site investigations should be carried out to assess potential for drainage by infiltration.
Detention		This option may be feasible provided site slopes are < 5%. A liner maybe required to prevent the egress of groundwater.
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. A liner maybe required to prevent the egress of groundwater.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows. A liner maybe required to prevent the egress of groundwater.

- Residential developments should provide at least two independent SuDS features in series to provide a suitable level of water quality treatment.
- The site is not located in an area designated as a landfill site.
- The site is not located within a groundwater source protection zone.

Flood Defences:
 There are no flood defences at this site.

Flood Warning:
 The site is partially covered by the River Clyst and Culm and their tributaries Flood Alert Area and is partially covered by the River Culm (Upper) from Heymock to Cullompton Flood Warning Area.

Access & Egress:
 The main access road to the site is not significantly affected by surface water flood risk.

- Climate Change:**
- Increased storm intensities.
 - Increased water levels in the River Culm.

Flood Risk Implications for Development:

- At the planning application stage, a site-specific flood risk assessment will be required.
- Resilience measures will be required if buildings are situated in the flood risk area.
- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- The peak flows on the River Culm should be considered when considering drainage.
- Assessment for runoff should include allowance for climate change effects.
- New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.
- Onsite attenuation schemes would need to be tested against the hydrograph of the receiving watercourse to ensure flows are not exacerbated downstream within the catchment.
- Safe access and egress would need to be demonstrated.
- New development must seek opportunities to reduce overall level of flood risk at the site, for example by:
 - o Reducing volume and rate of runoff
 - o Relocating development zones with lower flood risk
 - o Creating space for flooding.