

## A Detailed site summary tables

The detailed site summaries are provided as a separate attachment to this main report.

### A.1 Introduction

Site summary tables have been produced for potential allocations set out in the Site Allocations chapter of the Mid Devon Local Plan Review: Options Consultation Document (2014) and for an additional six sites which were identified through the Local Plan Review consultation process. Each table sets out the following information:

- Site area
- Proportion of the site in each Flood Zone
- Guidance on whether the Exception Test may need to be passed and the possibility for a site to pass the Exception Test. If the Exception Test is not required, information for the planning application stage is provided.
- Mapping including Flood Zones, climate change and surface water
- An broad scale assessment of suitable SuDS techniques and considerations
- The presence of any flood defences
- Whether the site falls within a canal breach zone
- Whether the site is covered by a flood warning service
- Whether there are any access and egress issues for the site
- The potential impacts of climate change in the future
- Advice on the preparation of site-specific flood risk assessments and considerations for developers

**Note on Flood Zone 3b:** This zone comprises land where water has to flow or be stored in times of flood (the functional floodplain). In the absence of detailed hydraulic model information, a precautionary approach can be adopted with the assumption that the extent of Flood Zone 3b would be equal to Flood Zone 3.

If development is shown to be in Flood Zone 3, then it should be considered to be Flood Zone 3b unless, following further work undertaken as part of a detailed site specific flood risk assessment, and in consultation with the Environment Agency, it can be proven as Flood Zone 3a.

**Note on Flood Zones:** Only one detailed 1D-2D hydraulic model was available for this study – the River Exe at Tiverton. The undefended outlines from this hydraulic model were used to assess flood risk to sites in Tiverton; the remaining sites were assessed using Environment Agency Flood Zones.

**Note on climate change:** Where modelling output is not available, the Environment Agency's Flood Zones can provide some indication of areas where rare, more extreme flows might affect the flood plain extents, by comparing Flood Zone 3a with Flood Zone 2. For the purposes of this study, a precautionary approach has been adopted where Flood Zone 2 has been used as a guide to provide an indication of the likely increase in extent of Flood Zone 3 with climate change.

Developers should assess the flood risk implications of climate change to development as part of a detailed Flood Risk Assessment.

### A.2 SuDS suitability

The hydraulic and geological characteristics of each development site were assessed to determine the constraining factors for surface water management at the proposed development sites. This assessment is designed to inform the early-stage site planning process and is not intended to replace site-specific detailed drainage assessments.

From catchment characteristics and additional datasets (areas susceptible to groundwater flooding map, Soil map of England and Wales, Environment Agency 'What's in your Backyard' online mapping) a broad criterion for the applicability of SuDS techniques was determined. These criteria were then used to carry out a simple assessment of the likely feasibility of different

types of SuDS techniques at each of the proposed development sites. SuDS techniques were categorized into 5 main groups as follows.

Table A-1: Summary of SuDS Categories

SuDS Type	Technique
Source Controls	Green Roof, Rainwater Harvesting, Pervious Pavements, Rain Gardens
Infiltration	Infiltration Trench, Infiltration Basin, Soakaway
Detention	Pond, Wetland, Subsurface Storage, Shallow Wetland, Extended Detention Wetland, Pocket Wetland, Submerged Gravel Wetland, Wetland Channel, Detention Basin
Filtration	Surface Sand filter, Sub-Surface Sand Filter, Perimeter Sand Filter, Bioretention, Filter Strip, Filter Trench
Conveyance	Dry Swale, Underdrained Swale, Wet Swale

The suitability of each SuDS type for the proposed developments has been displayed using a traffic light colour system in the summary tables. The assessment of suitability is broad scale and indicative only; more detailed assessments should be carried out during the site planning stage to confirm the feasibility of different types of SuDS.

Suitability	Description
	The SuDS Group and its associated techniques are unlikely to be suitable at the development site based on the results of this assessment.
	The SuDS Group and its associated techniques may be suitable at the development but is likely to require additional engineering works. Some techniques from this group may not be suitable for use at the development.
	The SuDS Group and its associated techniques are likely to be suitable at the development site based on the results of this assessment.

### A.3 Summary assessment of risk to all sites

A large number of the proposed allocation sites lie outside of the Flood Zones. Of the proposed sites that do lie within Flood Zones, the majority of More Vulnerable sites, only have a relatively small proportion of the site that falls within Flood Zone 3; therefore it is likely that, by applying the sequential approach to site layout, development can be placed outside of Flood Zone 3. If, following the application of the Sequential Test, development pressures create a need to develop areas within the Flood Zone, then the Exception Test would need to be passed. Sites within Flood Zone 3 are highlighted in orange.

Sites highlighted in green are sites where it is likely that all, or part of, the site falls within the Flood Zone 3b (Functional Floodplain). With the exception of Essential Infrastructure and Water Compatible development, no development is permitted in Flood Zone 3b. Essential Infrastructure may be permitted, subject to the Exception Test.

Whilst some sites are not currently shown as being in Flood Zones, some have an ordinary watercourse running through, or adjacent to, the site, which may potentially pose a risk of flooding. At the planning application stage hydrological and hydraulic assessment of the ordinary watercourse will be required to verify flood extent and 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.

Note: It has been assumed that the proposed commercial sites fall under the less vulnerable category. For sites with mixed use, the overall vulnerability of the site should be that with the highest risk; for the purposes of this assessment it has been assumed the highest risk development will be residential.

Table A-2: Summary assessment of risk to all sites

#### Sites within Flood Zone 3

Sites where it is likely that all, or part of, the site falls within the Flood Zone 3b (Functional Floodplain)

(PP) – sites with planning permission

(PPP) – sites with partial planning permission

Location	Site name	Site area (ha)	Proposed development type	Existing land use of the site	Proportion of site in Flood Zone 3	Proportion of site in Flood Zone Two	Proportion of site in Flood Zone One	uFMfSW (lowest return period of risk – years)	Canal Breach Impact Zone	Small watercourse within, or adjacent, to site?	Proportion of site flooded in the past (based on EA Historic Flood Map)
Tiverton	Land at the Foundry	1.79	Commercial	Brownfield	100%	0%	0%	100	Medium	-	100%
	William Street	0.89	Mixed use	Brownfield	0%	0%	100%	1000	Medium	-	0%
	Eastern Urban Extension	108.07	Mixed use	Greenfield	3%	0%	97%	30	High	-	0%
	Phoenix Lane	1.41	Mixed use	Brownfield	0%	0%	100%	-	High	-	0%
	Blundell's School	13.13	Mixed use	Partial Brownfield	62%	18%	20%	30	Medium	-	71%
	Leat Street	0.23	Residential	Brownfield	11%	67%	22%	1000	Low	-	9%
	Town Hall/St Andrew Street	0.52	Residential	Brownfield	6%	33%	61%	1000	Medium	-	18%
	Land at Hartnoll Farm	94.8	Residential	Greenfield	0%	0%	100%	30	V High	Y	0%
	Tidcombe Hall	8.51	Residential	Partial Brownfield	0%	0%	100%	1000	V High	Y	0%
	Hay Park	0.32	Residential	Brownfield	0%	0%	100%	-	High	Y	0%
	Exeter Hill	6.26	Residential	Greenfield	0%	0%	100%	-	High	-	0%
	The Avenue	0.34	Residential	Brownfield	0%	0%	100%	1000	V High	-	0%
	Moorhayes	0.28	Residential	Greenfield	0%	0%	100%	1000	-	Y	0%
	Farleigh Meadows	11.27	Residential	Greenfield	8%	8%	84%	30	-	-	29%
	Howden Court	0.53	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
	Palmerston Park	0.78	Residential	Greenfield	0%	0%	100%	-	Low	-	0%
	Roundhill	0.42	Residential	Brownfield	0%	0%	100%	-	-	-	0%
Land at Wynnards Mead	6.53	Residential	Predominantly Greenfield	3%	0%	97%	30	-	-	0%	
Crediton	Pedlerspool	24.13	Mixed use	Greenfield	2%	1%	97%	30	-	-	0%
	South of Wellparks and A377	1.33	Commercial	Greenfield	0%	8%	92%	30	-	-	0%
	Wellparks	1.36	Commercial	Brownfield	0%	0%	100%	100	-	-	0%
	Land east of Exeter Road	5.47	Commercial	Greenfield	0%	0%	100%	-	-	-	0%
	Land south of Common Marsh Lane	3.33	Commercial	Greenfield	0%	0%	100%	-	-	-	0%
	Westwood Farm	3.73	Residential	Greenfield	9%	0%	91%	100	-	-	0%
	Land at Chapel Down Farm	10.38	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
	Land at Alexandra Close	0.64	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	George Hill (PP)	1.18	Residential	Predominantly Greenfield	0%	0%	100%	-	-	-	0%

Location	Site name	Site area (ha)	Proposed development type	Existing land use of the site	Proportion of site in Flood Zone 3	Proportion of site in Flood Zone Two	Proportion of site in Flood Zone One	uFMfSW (lowest return period of risk – years)	Canal Breach Impact Zone	Small watercourse within, or adjacent, to site?	Proportion of site flooded in the past (based on EA Historic Flood Map)
CREDITON	Stonewell Lane Playing Field	3.18	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Red Hill Cross (PP)	2.78	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Land at Cromwells Meadow	1.49	Residential	Greenfield	0%	3%	97%	-	-	-	0%
	Sportsfield, Exhibition Road	2.84	Residential	Greenfield	0%	0%	100%	100	-	-	0%
	Land at Barn Park	0.67	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Barnfield	0.24	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	The Woods Group	0.18	Residential	Brownfield	0%	0%	100%	100	-	-	0%
	Wellparks	23.02	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
CULLOMPTON	Acklands	1.50	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	East Cullompton Urban Extension	160.54	Mixed use	Greenfield	10%	1%	89%	30	-	-	0%
	Knowle Lane (PPP)	12.00	Residential	Greenfield	21%	1%	78%	30	-	-	0%
	North West of Cullompton (PPP)	100.58	Mixed use	Greenfield	4%	1%	95%	30	-	-	1%
	Eastern Relief Road	20.76	Essential Infrastructure	Greenfield	100%	0%	0%	30	-	-	87%
	Cullompton Infrastructure (a)	3.48	Essential Infrastructure	Brownfield	99%	1%	0%	30	-	-	100%
	Cullompton Infrastructure (b)	0.23	Essential Infrastructure	Brownfield	83%	6%	11%	30	-	-	100%
	Land south of Springbourne, East of Exeter Road	1.70	Commercial	Greenfield	0%	0%	100%	-	-	-	0%
	Week Farm	10.52	Commercial	Greenfield	12%	7%	81%	30	-	-	1%
	NE Kingsmill	3.13	Commercial	Greenfield	3%	4%	93%	1000	-	-	0%
	Land adj Adjacent Venndale, NW Long Moor Road	3.03	Commercial	Greenfield	0%	0%	100%	30	-	-	0%
	Venn Farm	4.50	Commercial	Greenfield	1%	41%	58%	100	-	-	15%
	NW Kingsmill Industrial Estate	5.98	Commercial	Greenfield	9%	42%	49%	30	-	-	44%
	Court Farm (a) (PPP)	0.18	Residential	Brownfield	0%	0%	100%	1000	-	-	0%
	Court Farm (b) (PPP)	1.48	Residential	Brownfield	0%	0%	100%	1000	-	-	0%
	Bradinch Road	1.16	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Land at Exeter Road	1.39	Residential	Greenfield	0%	0%	100%	100	-	-	0%
	Cummings Nursery	3.04	Residential	Brownfield	4%	20%	76%	100	-	-	0%
	Growen Farm	22.99	Residential	Greenfield	0%	0%	100%	100	-	Y	0%
	Land south of Tiverton Road	1.91	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Ware Park and Footlands	2.07	Residential	Greenfield	2%	0%	98%	100	-	-	0%	
Land at Colebrook	5.24	Residential	Greenfield	22%	0%	78%	100	-	-	1%	
Bampton	Bourchier Close	2.38	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
	Stone Crushing Works Scott's Quarry (PP)	0.61	Mixed use	Partial Brownfield	0%	0%	100%	-	-	-	0%
	Ashleigh Park (PP)	0.25	Residential	Greenfield	0%	0%	100%	30	-	-	0%
	Land at Ball Hill	0.48	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Former school/School Close (PP)	0.60	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	South Molton Road	4.12	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Newton Square	0.24	Residential	Greenfield	0%	0%	100%	30	-	-	0%
Bickleigh	Land south of Glen View	1.38	Residential	Greenfield	0%	0%	100%	30	-	Y	0%
Bow	South West of Junction Road	0.50	Commercial	Brownfield	0%	0%	100%	-	-	-	0%
	South of Iter Cross	0.54	Commercial	Greenfield	0%	0%	100%	-	-	-	0%
	Land adj to Bow Mill Lane	1.96	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	West of Godfrey Gardens (PP)	0.25	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
	Land adj Jackman car park	0.93	Residential	Greenfield	0%	0%	100%	1000	-	-	0%

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Bow	East Langford Farm	1.31	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
	Land adj to Hollywell	1.50	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Bradninch	Hele Road	0.31	Residential	Greenfield	0%	0%	100%	100	-	-	0%
Burlescombe	Churchyard Field	0.61	Residential	Greenfield	0%	0%	100%	-	Low	-	0%
Butterleigh	Land NW of Homefield	0.77	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Chawleigh	Tower Meadow	0.46	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Barton	1.38	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Cheriton Bishop	Glebe	0.95	Residential	Greenfield	0%	0%	100%	1000	-	Y	0%
	Land near the church (a)	1.89	Residential	Greenfield	0%	0%	100%	30	-	-	0%
	Land near the church (b)	0.87	Residential	Greenfield	0%	0%	100%	30	-	Y	0%
	Land off Church Lane	2.02	Residential	Partial Brownfield	0%	0%	100%	30	-	Y	0%
	Land adj Woodleigh Hall	8.84	Residential	Greenfield	0%	0%	100%	30	-	Y	0%
	Land east of Hill View	0.14	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
Cheriton Fitzpaine	Glebe	2.16	Residential	Greenfield	12%	1%	87%	30	-	-	0%
	Landboat Farm (a)	0.21	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
	Barnhill Close	0.34	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Land adj school	1.13	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Landboat Farm (b)	2.08	Residential	Partial Brownfield	15%	2%	83%	30	-	-	0%
Colebrooke	Glebe	1.02	Residential	Greenfield	0%	0%	100%	30	-	-	0%
Coplestone	The Old Abattoir	1.50	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Bewsley Farm	9.88	Residential	Greenfield	0%	0%	100%	30	-	Y	0%
	Land adj Dulings Meadow	6.09	Residential	Greenfield	6%	1%	93%	100	-	-	0%
Culmstock	Hunter's Hill	0.58	Residential	Greenfield	0%	0%	100%	100	-	-	0%
	Linhay Close	0.22	Residential	Partial Brownfield	0%	0%	100%	1000	-	-	0%
	Culmstock Glebe and Rackfields	3.54	Residential	Predominantly Greenfield	0%	0%	100%	1000	-	-	0%
Halberton	Land adjacent to Fishers Way	0.55	Residential	Greenfield	0%	0%	100%	-	Medium	-	0%
	Land at Blundells Road	1.25	Residential	Predominantly Greenfield	1%	0%	99%	30	Medium	-	0%
Hemyock	Depot	0.57	Residential	Partial Brownfield	0%	0%	100%	100	-	-	0%
	Land SW Conigar Close	1.08	Residential	Greenfield	0%	0%	100%	30	-	Y	0%
	Culmbridge Farm	6.46	Residential	Predominantly Greenfield	0%	0%	100%	30	-	Y	0%
	Land north of Culmbridge Farm	5.16	Residential	Greenfield	1%	8%	91%	30	-	-	9%
Kentisbeare	Land by Kentisbeare village hall	0.84	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Lapford	Land South of Sandhurst	0.94	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Land between primary school and church	1.30	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Morchard Bishop	Greenaway	1.31	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Tatepath Farm	0.57	Residential	Brownfield	0%	0%	100%	-	-	-	0%
	Church Street	2.57	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Newton St Cyres	Court Orchard	2.27	Residential	Greenfield	12%	5%	83%	1000	-	-	0%
	Land west of Tytheing Close	1.84	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Land east of Tytheing Close	2.06	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Oakford	Land at Oakford	0.50	Residential	Greenfield	0%	0%	100%	30	-	Y	0%
Sampford Peverell	Higher Town	5.90	Residential	Greenfield	0%	0%	100%	-	High	-	0%
	Land off Whitnaga Road	6.17	Residential	Greenfield	0%	0%	100%	30	V High	Y	0%
	Land off Mountain Oak Farm	8.95	Residential	Greenfield	0%	0%	100%	100	V High	Y	0%
	Former Tiverton Parkway Hotel	0.47	Residential	Greenfield	0%	0%	100%	-	High	-	0%
	Morrell's Farm	38.0	Mixed use	Greenfield	8%	5%	87%	30	Medium	-	3%

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Sandford	Fanny's Lane (PPP)	1.69	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Shillingford	Land off Bowdens Lane (a)	1.29	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
Shillingford	Land off Bowdens Lane (b)	0.39	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Silverton	Land at Old Butterleigh Road	0.37	Residential	Greenfield	10%	0%	90%	-	-	-	0%
	Livinghayes Road	0.53	Residential	Greenfield	0%	0%	100%	30	-	Y	0%
	Glebe	1.07	Residential	Greenfield	0%	0%	100%	1000	-	Y	0%
	The Garage	0.13	Residential	Brownfield	0%	0%	100%	100	-	-	0%
	East of Hederman Close	1.84	Residential	Greenfield	0%	0%	100%	30	-	Y	0%
Thorverton	South of Broadlands	0.73	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Uffculme	Land off Chapel Hill	2.02	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Land adj Poynings	2.77	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Land off Ashley Road	1.14	Residential	Partial Brownfield	0%	0%	100%	-	-	-	0%
	Land adj to Sunnydene	0.60	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Land west of Uffculme	2.24	Residential	Greenfield	0%	1%	99%	30	-	-	2%
Willand	Willand Industrial Estate (PPP)	10.67	Commercial	Brown/Greenfield	0%	0%	100%	30	-	-	0%
	Lloyd Maunder	8.20	Commercial	Brownfield	10%	9%	81%	30	-	-	0%
	Land at M5 Junction 27 and adjoining Willand (a)	81.29	Commercial	Greenfield	0%	0%	100%	30	Low	Y	0%
	Land adj B3181	0.97	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
	Land east of M5	4.36	Residential	Greenfield	0%	0%	100%	30	-	Y	0%
	Lloyd Maunder Way	1.86	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
	Quicks Farm	2.87	Residential	Greenfield	0%	0%	100%	1000	-	-	0%
	Dean Hill Road (a)	0.53	Residential	Greenfield	0%	0%	100%	-	-	-	0%
	Dean Hill Road (b)	1.40	Residential	Greenfield	0%	0%	100%	-	-	-	0%
Land at M5 Junction 27 and adjoining Willand (b)	123.23	Residential	Greenfield	0%	0%	100%	30	-	Y	0%	
Yeoford	Land off Lower Road (a)	0.25	Residential	Brownfield	0%	0%	100%	30	-	-	0%
	Land off Lower Road (b)	0.40	Residential	Greenfield	0%	0%	100%	-	-	-	0%