

Barnfield, Credton

OSNGR:	283149,100185	Area: 0.24ha		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'.


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:

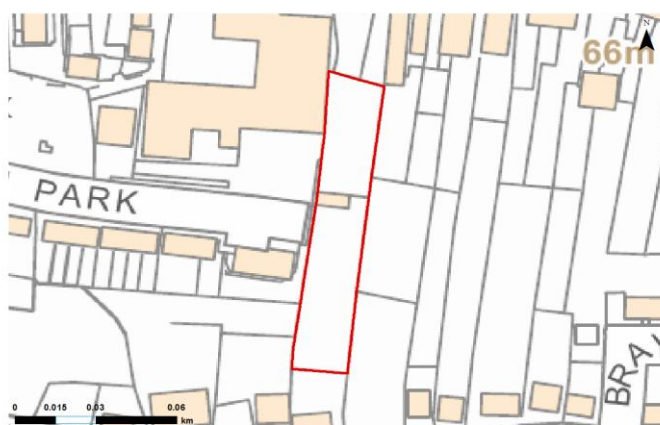
 Proposed Development Area

 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.




Surface Water:

 Proposed Development Area

 Mid Devon DC Boundary

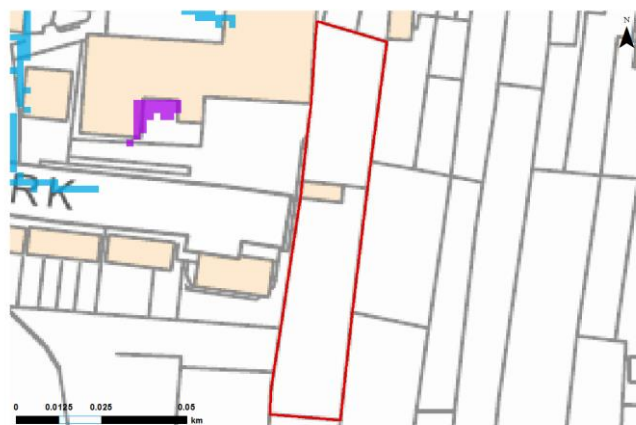
 uFMfSW 30-year Extent

 uFMfSW 100-year Extent

 uFMfSW 1,000-year Extent

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Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



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 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 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 east of Exeter Road, Cridton

OSNGR:	284041,099865	Area: 5.47ha	Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?





The proposed land use for this site is commercial which has a flood risk vulnerability class of 'Less 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.

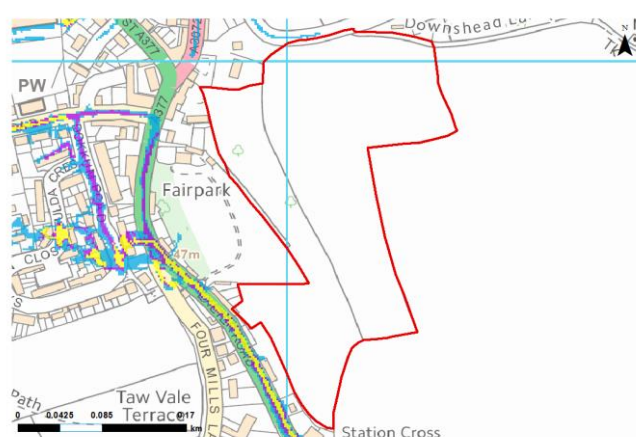


Surface Water:

-  Proposed Development Area
-  Mid Devon DC Boundary
-  uFMfSW 30-year Extent
-  uFMfSW 100-year Extent
-  uFMfSW 1,000-year Extent

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Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



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.

- Commercial 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 suggest the main access/egress route may be affected by surface water

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

George Hill, Credenon

OSNGR:	282638,100741	Area: 1.18ha	Predominantly 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 has planning permission granted for 18 dwellings. Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test would not have been required.

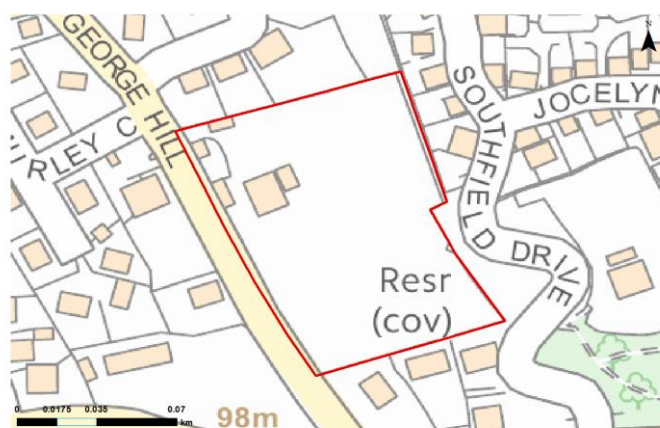
Planning application stage:

- As this site is larger than 1ha a site-specific flood risk assessment would have been prepared at the planning application stage.
- 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 have been considered.





Flood Zone Map:

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

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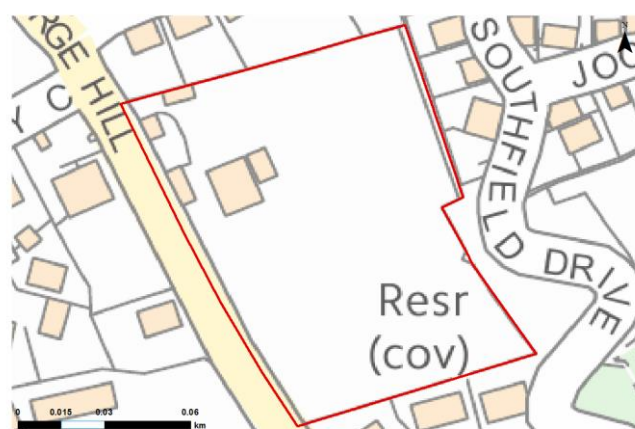


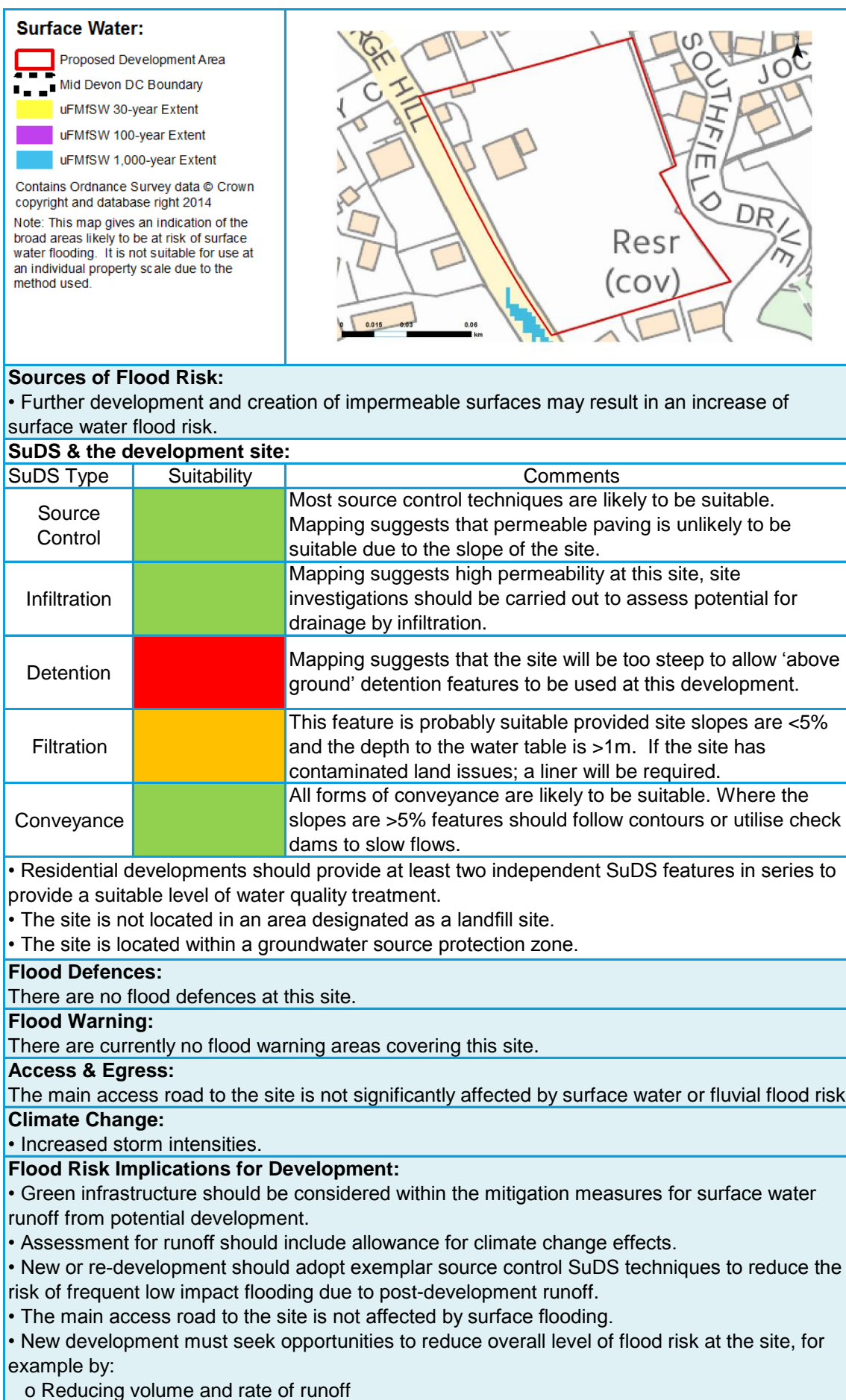
Climate Change:

-  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.





Land at Alexandra Close, CREDITON

OSNGR:	282431,100761	Area: 0.64ha		Greenfield	
Flood Zone Coverage:		FZ3b	FZ3a	FZ2	FZ1
		0%	0%	0%	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.

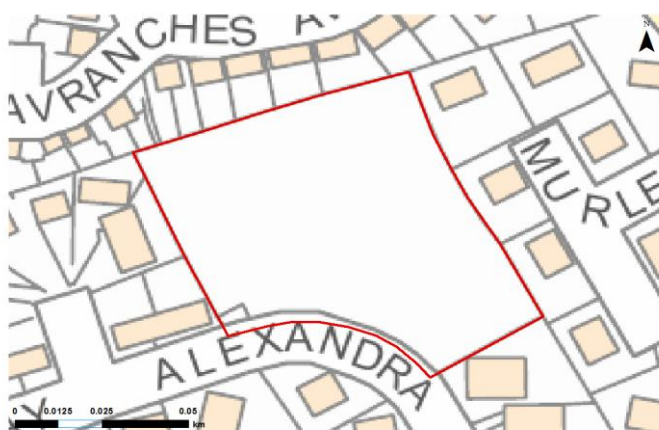
Planning application stage:

- A site specific flood risk assessment 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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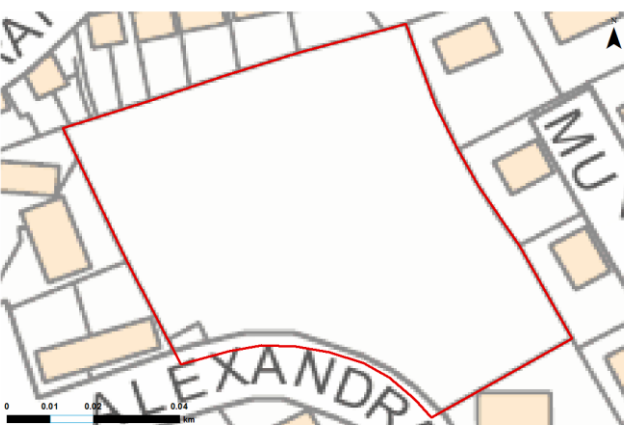


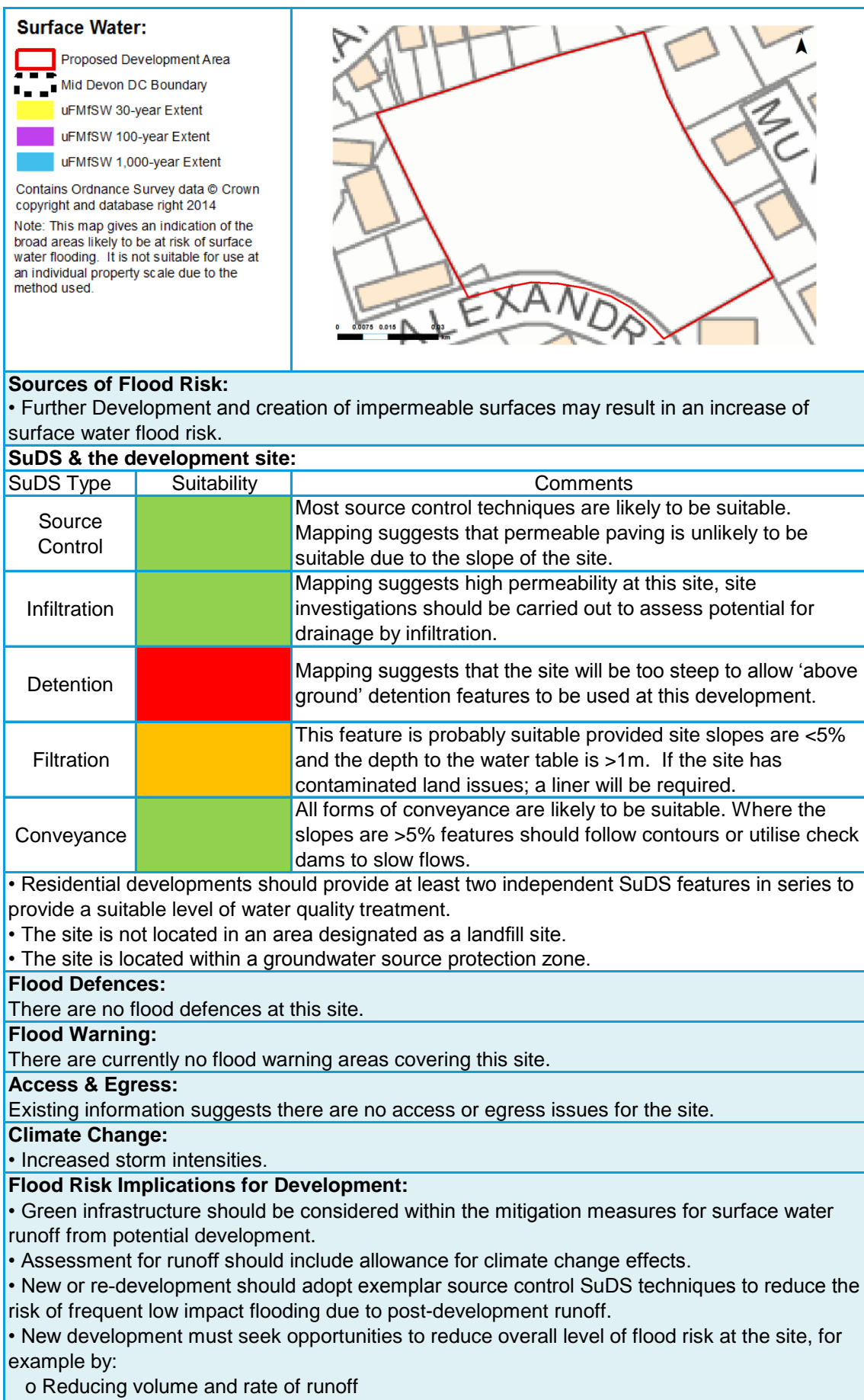
Climate Change:

-  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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Land at Barn Park, Crediton

OSNGR:	283150,099974	Area: 0.67ha	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'.

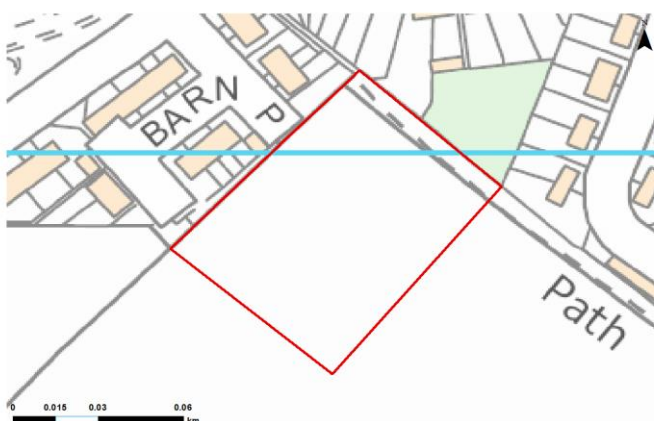
Planning application stage:

- 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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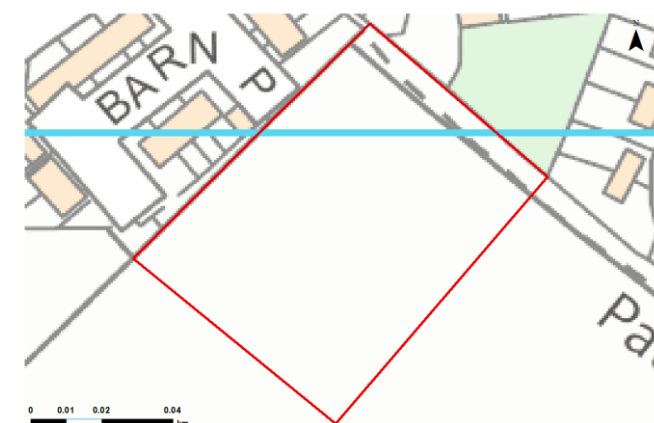


Climate Change:






-  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.

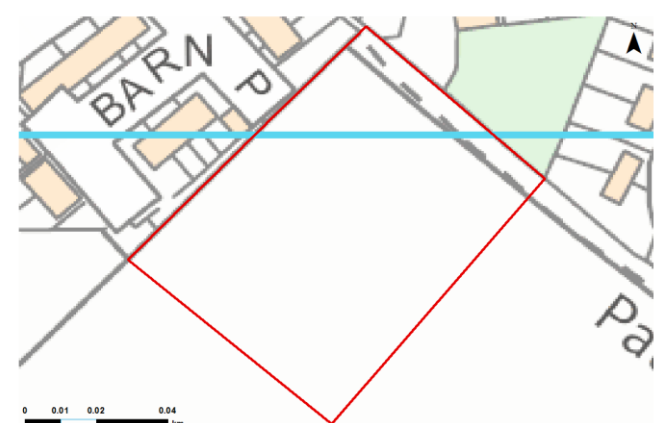


Surface Water:

-  Proposed Development Area
-  Mid Devon DC Boundary
-  uFMfSW 30-year Extent
-  uFMfSW 100-year Extent
-  uFMfSW 1,000-year Extent

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Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



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 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.

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 at Chapel Down Farm, Cridton

OSNGR:	282106,100881	Area: 10.38ha	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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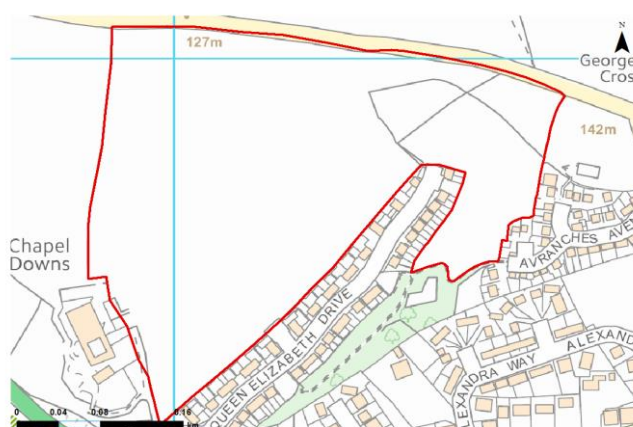


Climate Change:

-  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.

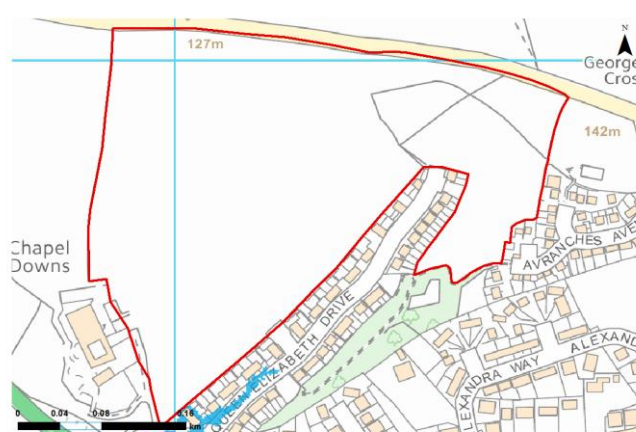


Surface Water:

- Proposed Development Area
- Mid Devon DC Boundary
- uFMfSW 30-year Extent
- uFMfSW 100-year Extent
- uFMfSW 1,000-year Extent

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Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



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 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 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 at Cromwells Meadow, Creden

OSNGR:	284523,100820	Area: 2.24ha		Greenfield	
Flood Zone Coverage:		FZ3b	FZ3a	FZ2	FZ1
		0%	0%	3%	97%

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 eastern boundary, from the River Creedy. The site boundary has been amended from what was originally proposed; as a result of this change in site boundary 3% of the site is now in Flood Zone 2 compared to 4% with the original site boundary.

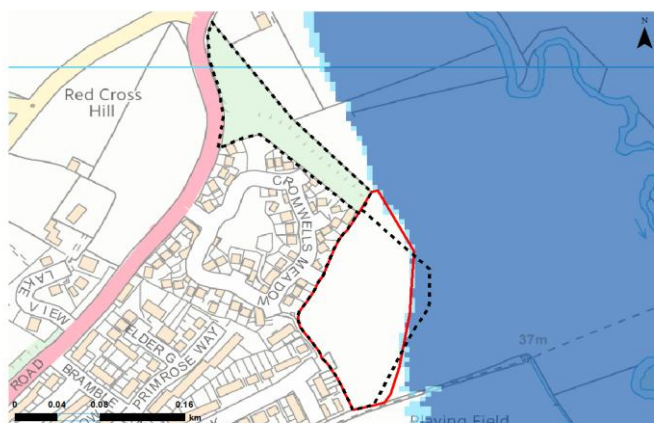
Planning application stage:

- 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.






Flood Zones:

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

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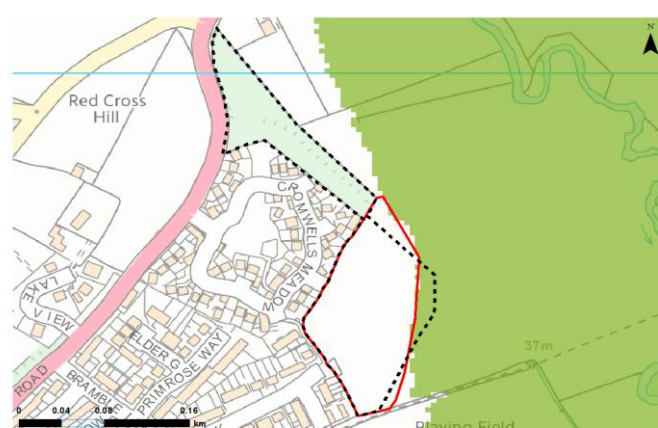


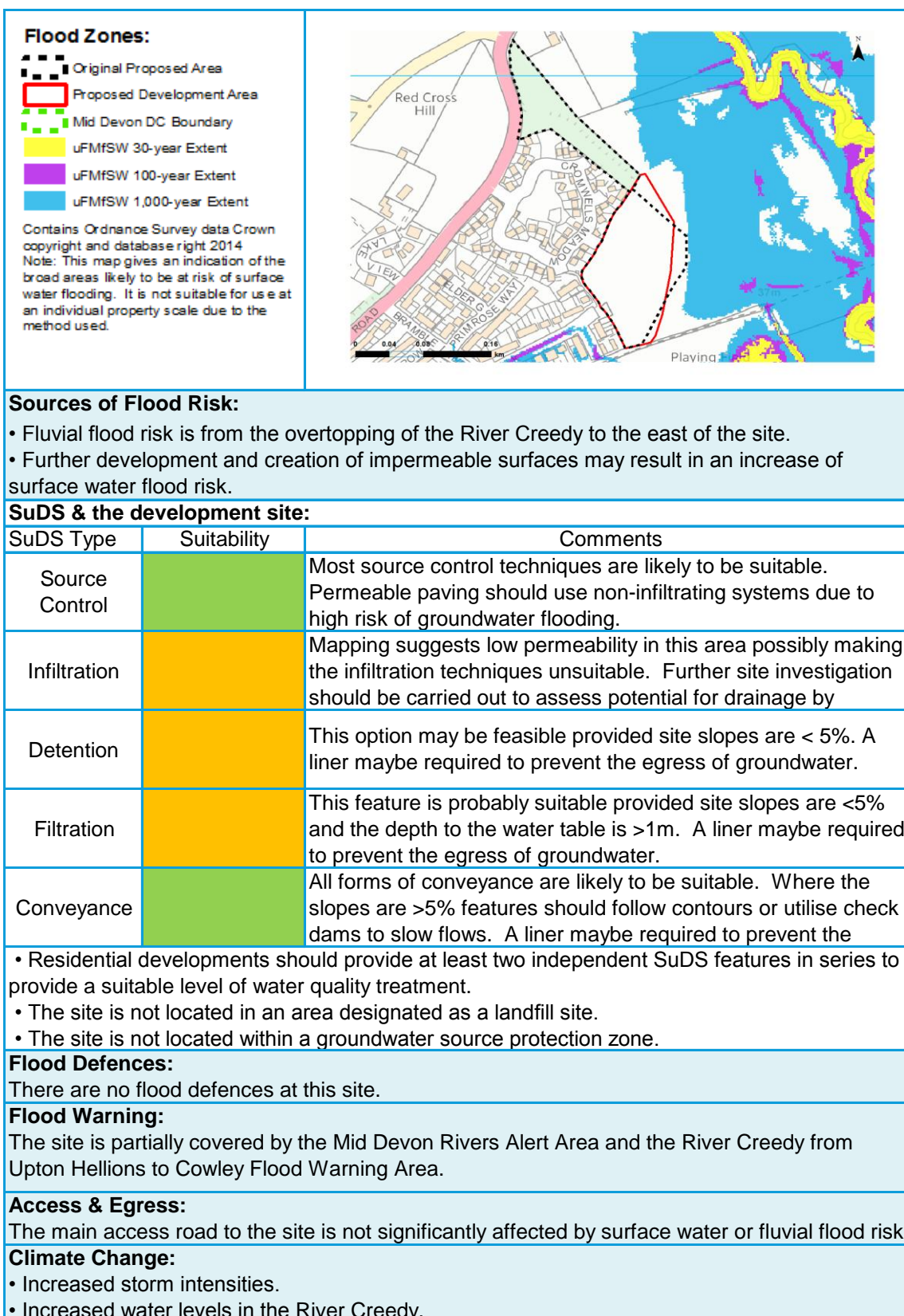
Climate Change:

-  Original Proposed Area
-  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 information please refer to Section 11 of the main report.





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 Creedy 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.

Pedlerspool, CREDITON

OSNGR: 284150, 101116	Area: 24.13ha		Greenfield	
Flood Zone Coverage:	FZ3b TBC	FZ3a 2%	FZ2 1%	FZ1 97%

Exception Test Required?





Potentially yes, depending on location of development. The proposed land use for this site is mixed use. Where developments contain different elements of vulnerability the highest vulnerability category should be used, unless the development is considered in its component parts. The highest vulnerability for this site is 'More Vulnerable' (residential).

Should residential development be located so that it is outside of Flood Zone 3 then the Exception test would not be required.

Potential to pass the Exception Test (if required):

- At the planning application stage, a site-specific flood risk assessment will be required for any development within the site greater than 1ha or if it is located within Flood Zones 2 or 3.
- At the planning application stage hydrological and hydraulic assessment of the River Creedy, which flows along the eastern 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.





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.

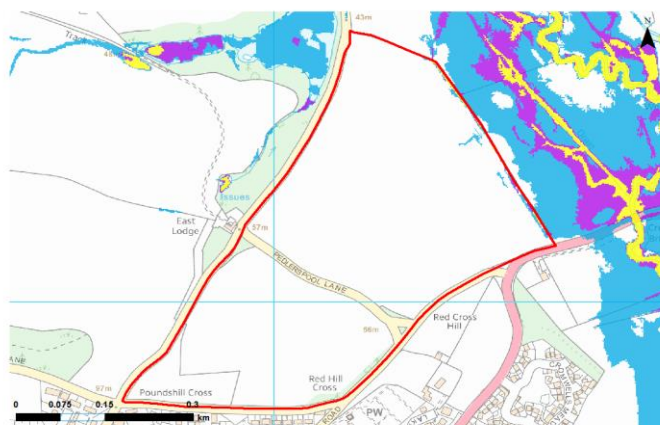


Surface Water:

- Proposed Development Area
- Mid Devon DC Boundary
- uFMFSW 30-year Extent
- uFMFSW 100-year Extent
- uFMFSW 1,000-year Extent

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Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



Sources of Flood Risk:

- Fluvial flood risk is from the overtopping of the River Creedy that flows along the eastern boundary of the site.
- 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. 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. A liner maybe required to prevent the egress of groundwater.

- 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 Mid Devon Rivers Flood Alert Area and the River Creedy from Upton Hellions to Cowley Flood Warning Area.

Access & Egress:

Existing information suggests there are no significant access and egress issues for the site.

Climate Change:

- Increased storm intensities.
- Increased water levels in the River Creedy.

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 Creedy 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.

Red Hill Cross, CREDITON

OSNGR:	284321,100925	Area: 2.78ha	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 has planning permission granted for 135 dwellings. Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test would not have been required.

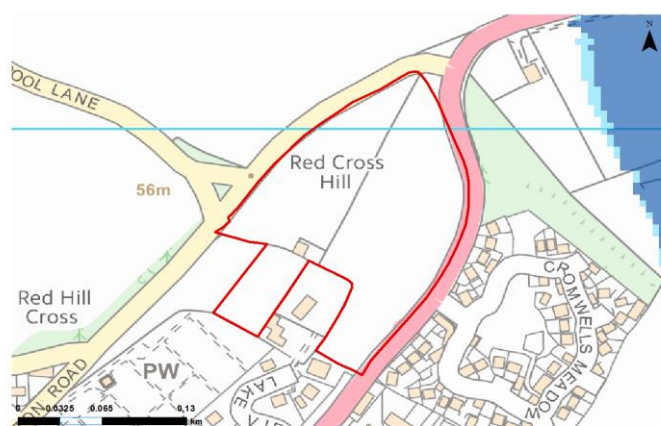
Planning application stage:

- As this site is larger than 1ha a site-specific flood risk assessment would have been prepared at the planning application stage.
- 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 have been considered.





Flood Zone Map:

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

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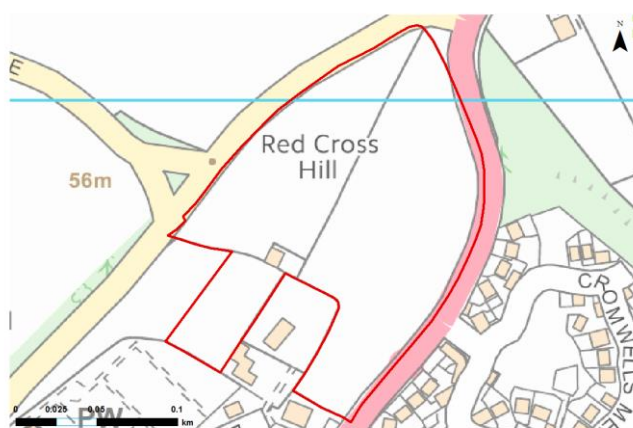


Climate Change:






-  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.



Surface Water:

-  Proposed Development Area
-  Mid Devon DC Boundary
-  uFMfSW 30-year Extent
-  uFMfSW 100-year Extent
-  uFMfSW 1,000-year Extent

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Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



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
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

- 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 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 south of Common Marsh Lane, CREDITON

OSNGR:	284536,100167	Area: 3.33ha	Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?





The proposed land use for this site is commercial which has a flood risk vulnerability class of 'Less Vulnerable'.

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

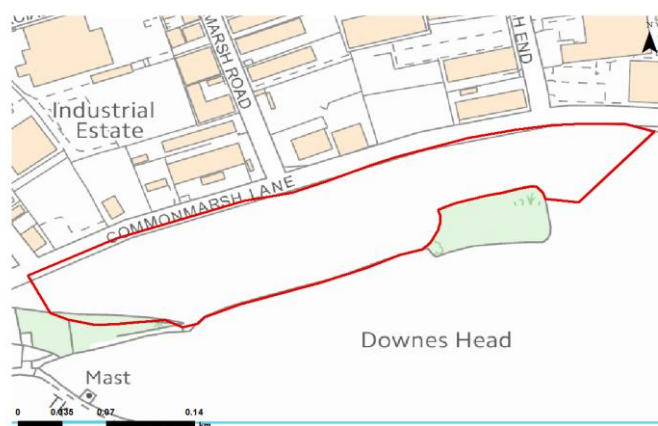
Planning application stage:

- 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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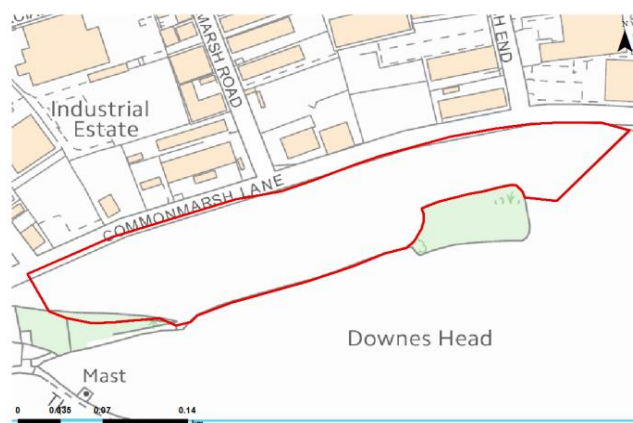


Climate Change:

-  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.

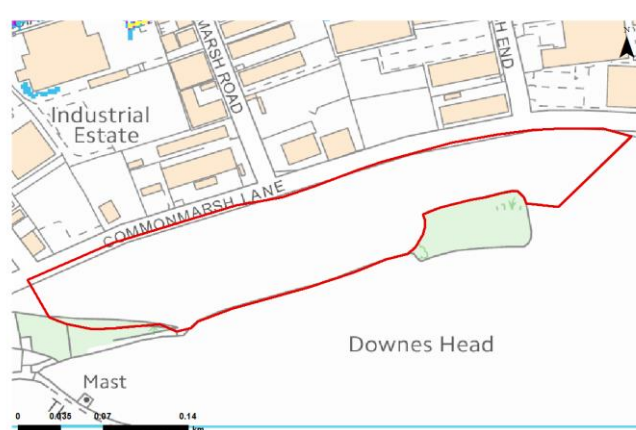


Surface Water:

- Proposed Development Area
- Mid Devon DC Boundary
- uFMfSW 30-year Extent
- uFMfSW 100-year Extent
- uFMfSW 1,000-year Extent

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Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



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.

- Commercial 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.

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

South of Wellparks and A377, CREDITON

OSNGR:	284598,99501	Area: 1.33ha		Greenfield	
Flood Zone Coverage:		FZ3b	FZ3a	FZ2	FZ1
		0%	0%	8%	92%





Exception Test Required?

The proposed land use for this site is commercial which has a flood risk vulnerability class of 'Less Vulnerable'. Under the NPPF, 'Less Vulnerable' development in Flood Zone 2 does not require the application of the Exception Test.

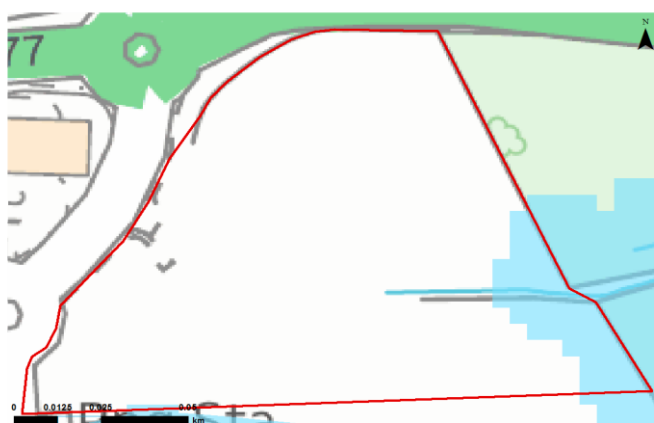
Planning application stage:

- A site specific flood risk assessment will be required as the development is larger than one hectare and in Flood Zone 2, in which the vulnerability to flooding from other sources should also be considered.
- To avoid increasing flood risk elsewhere, surface water management techniques should be adopted (see 'SUDS & the development site' below).





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.

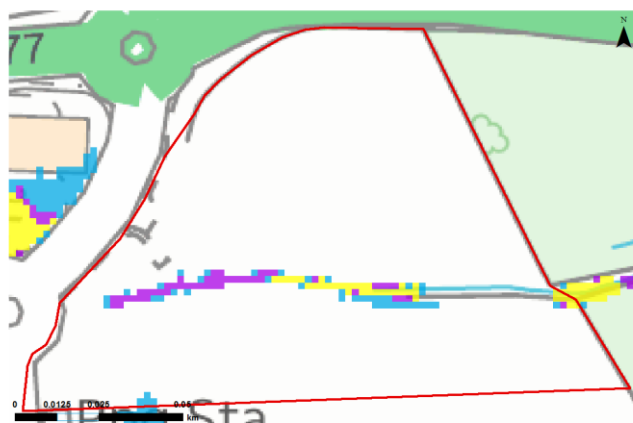


Surface Water:

-  Proposed Development Area
-  Mid Devon DC Boundary
-  uFMfSW 30-year Extent
-  uFMfSW 100-year Extent
-  uFMfSW 1,000-year Extent

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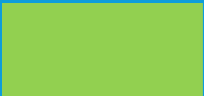




Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



Sources of Flood Risk:

- Fluvial flood risk is 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 slopes are suitable for all forms of detention.
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.

- Commercial 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.
- 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 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.

Sportsfield, Exhibition Road, Creden

OSNGR:	284126,100438	Area: 5.66ha	Greenfield	
Flood Zone Coverage:	FZ3b	FZ3a	FZ2	FZ1
	0%	0%	0%	100%






Exception Test Required?

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 amendment has had no impact upon the level of flood risk at the site.

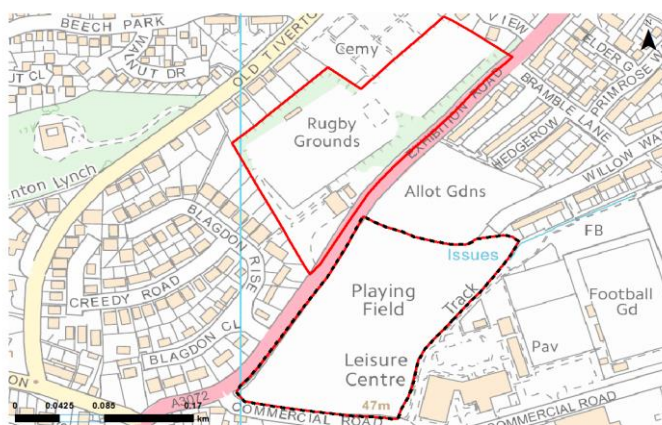
Planning application stage:

- 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 Zones:

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

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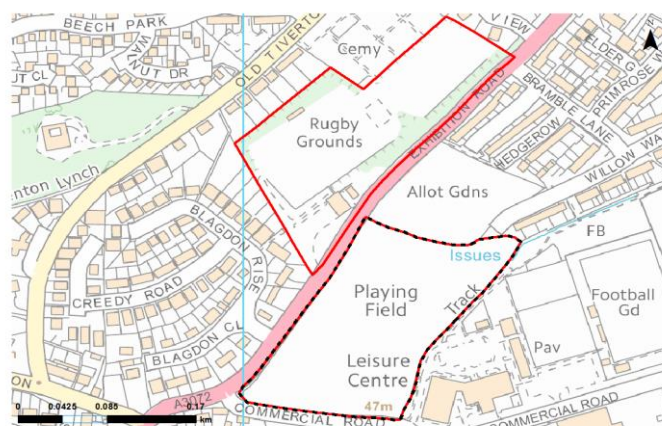


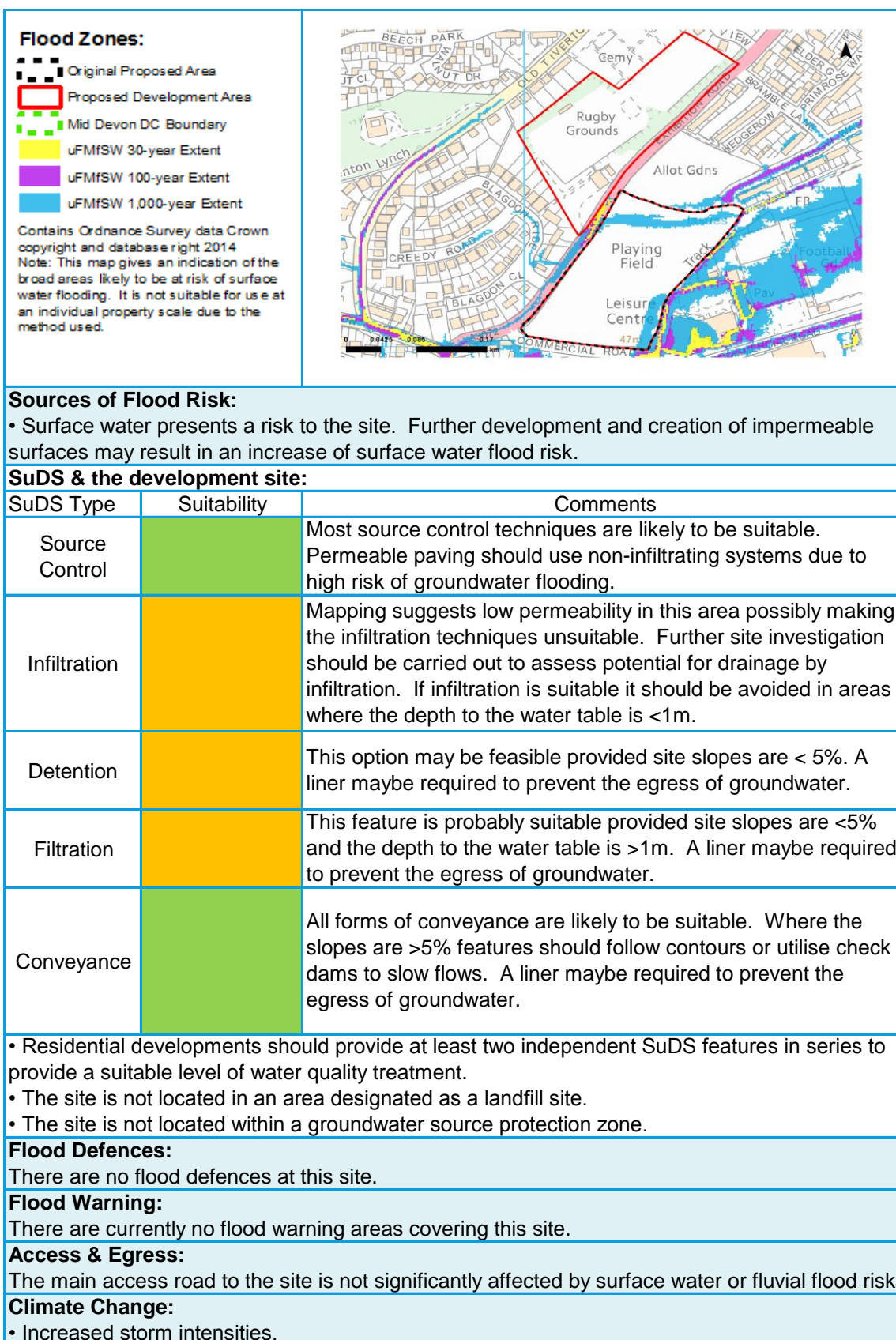
Climate Change:

-  Original Proposed Area
-  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 information please refer to Section 11 of the main report.





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

Stonewell Lane Playing Field, CREDITON

OSNGR:	283429,100833	Area: 3.18ha	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.

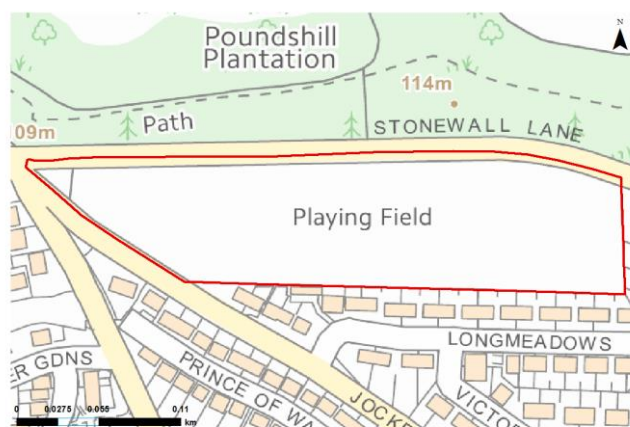
Planning application stage:

- 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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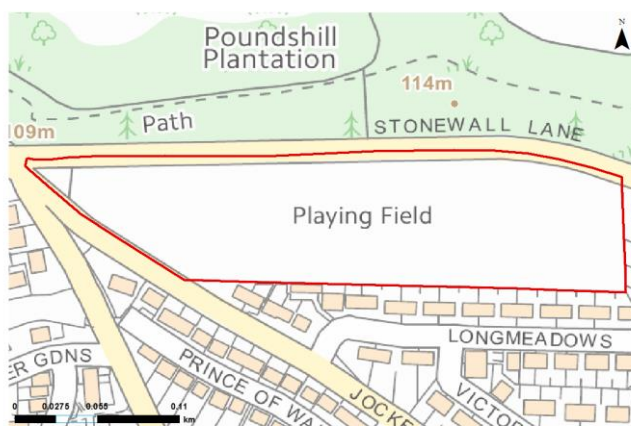


Climate Change:






-  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.



Surface Water:

-  Proposed Development Area
-  Mid Devon DC Boundary
-  uFMfSW 30-year Extent
-  uFMfSW 100-year Extent
-  uFMfSW 1,000-year Extent

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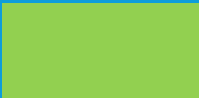



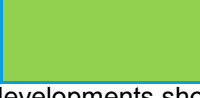
Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



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 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 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

The Woods Group, Crediton

OSNGR:	283845,99908	Area: 0.18ha		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'.

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.

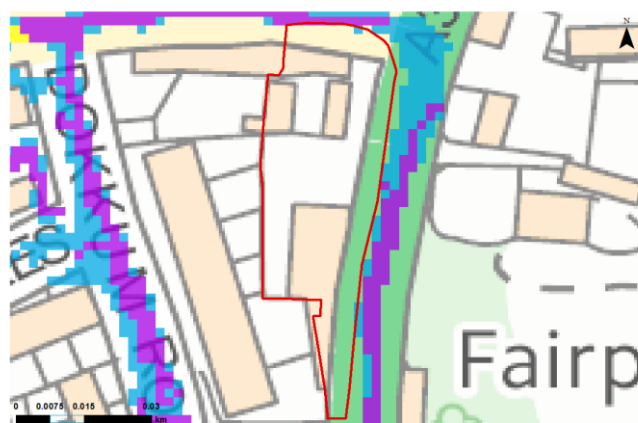


Surface Water:

-  Proposed Development Area
-  Mid Devon DC Boundary
-  uFMfSW 30-year Extent
-  uFMfSW 100-year Extent
-  uFMfSW 1,000-year Extent

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Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



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		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:

Existing evidence show the main access and egress route is affected by 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.
- 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

Wellparks, CREDITON

OSNGR:	284468,099610	Area: 1.36ha		Brownfield	
Flood Zone Coverage:		FZ3b	FZ3a	FZ2	FZ1
		0%	0%	0%	100%

Exception Test Required?





The proposed land use for this site is commercial which has a flood risk vulnerability class of 'Less 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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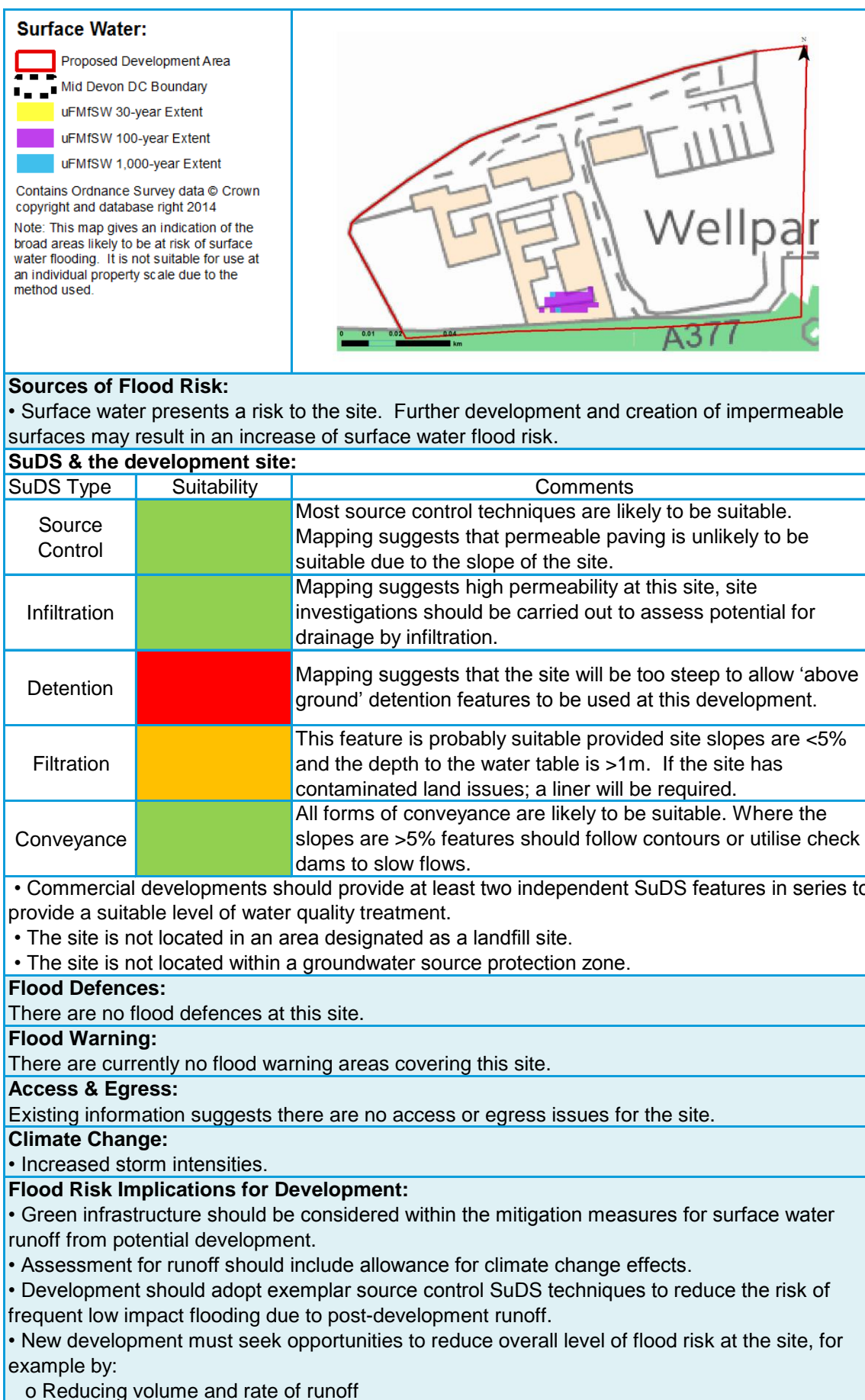
Climate Change:

-  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.





Wellparks, Cridton

OSNGR:	284259,99835	Area: 23.02ha		Greenfield	
Flood Zone Coverage:		FZ3b	FZ3a	FZ2	FZ1
		0%	0%	0%	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.

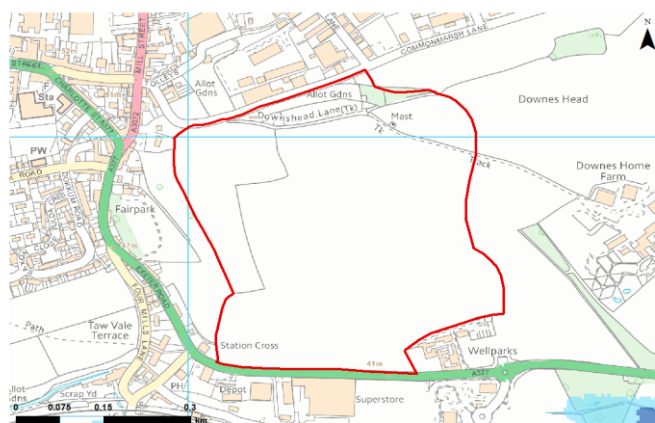
Planning application stage:

- 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.

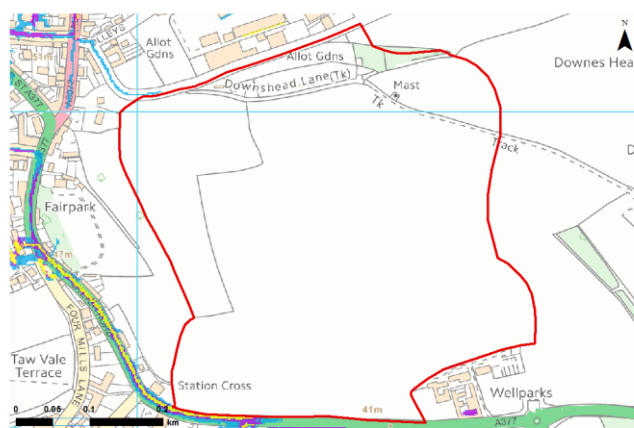


Surface Water:

- Proposed Development Area
- Mid Devon DC Boundary
- uFMfSW 30-year Extent
- uFMfSW 100-year Extent
- uFMfSW 1,000-year Extent

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Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



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:

The main access road to the site is not significantly 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

Westwood Farm, CREDITON

OSNGR:	281875,100501	Area: 3.73ha	Greenfield	
Flood Zone Coverage:	FZ3b TBC	FZ3a 9%	FZ2 0%	FZ1 91%

Exception Test Required?

Unlikely. 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.





Only a small proportion of the site is in Flood Zone 3a, at the eastern boundary along the unnamed watercourse. As long as residential development is located so that it is outside of Flood Zone 3 then the Exception test will not be required.

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.

- The majority of the site is within Flood Zone 1. Risks to development could be reduced by using sequential design to locate development away from the banks of the watercourse running along the eastern boundary.
- The development could potentially be made safe through building design, and by meeting drainage requirements.
- To avoid increasing flood risk elsewhere, surface water management techniques should be adopted (see 'SUDS & the development site' below).





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.



Surface Water:

-  Proposed Development Area
-  Mid Devon DC Boundary
-  uFMfSW 30-year Extent
-  uFMfSW 100-year Extent
-  uFMfSW 1,000-year Extent

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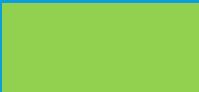
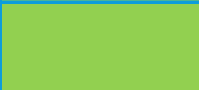



Note: This map gives an indication of the broad areas likely to be at risk of surface water flooding. It is not suitable for use at an individual property scale due to the method used.



Sources of Flood Risk:

- Fluvial flood risk is 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		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 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 sites 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 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.