Cheriton Bishop, Glebe				
OSNGR: 277108,093014	Area: 0.95ha		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'.

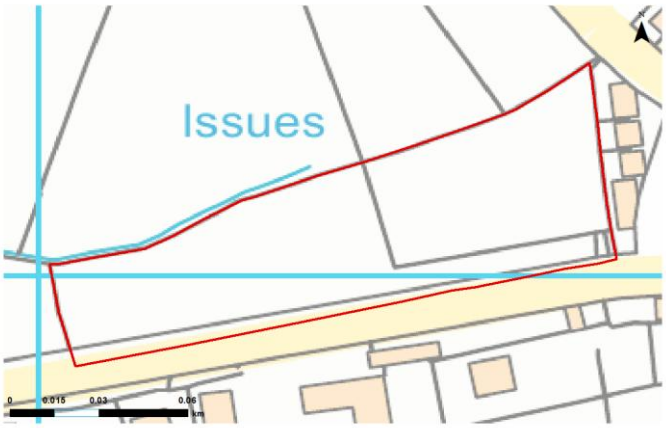
Existing information shows this site to be 100% in Flood Zone 1. However, there is an unnamed watercourse flowing to the north of the site, for which flood zone information is not available. Further information regarding the level of risk from this watercourse would be required to know whether or not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

Planning application stage:

- Hydrological and hydraulic assessment of the unnamed watercourse that runs to the north 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.

Flood Zone Map:

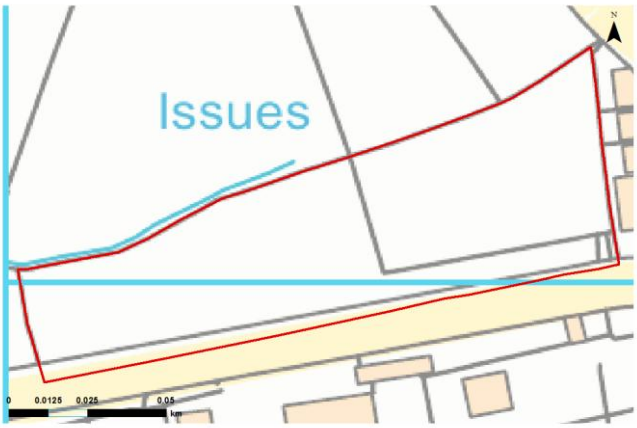
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



Climate Change:

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

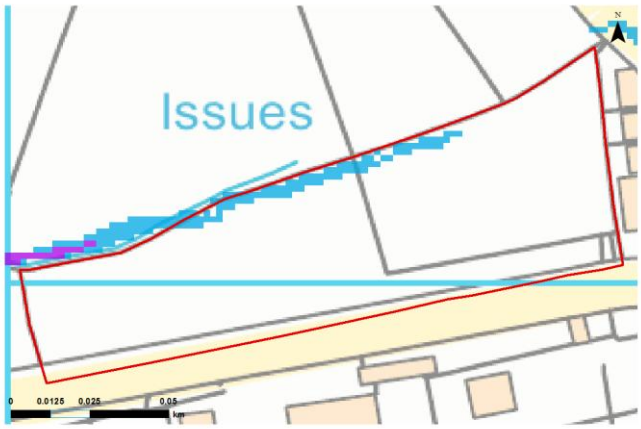
Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.



Surface Water:

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

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:

• There is a 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:
Existing information suggests there are no access or egress issues for the site.

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 watercourse flowing to the north of the site. The flood risk from these waterbodies 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 watercourses and drains 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 watercourses to ensure flows are not exacerbated downstream within the catchment.

• 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 Locating development zones with lower flood risk

  o Creating space for flooding.

Land adj Woodleigh Hall, Cheriton Bishop				
OSNGR: 277734,932850	Area: 8.84ha		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'.

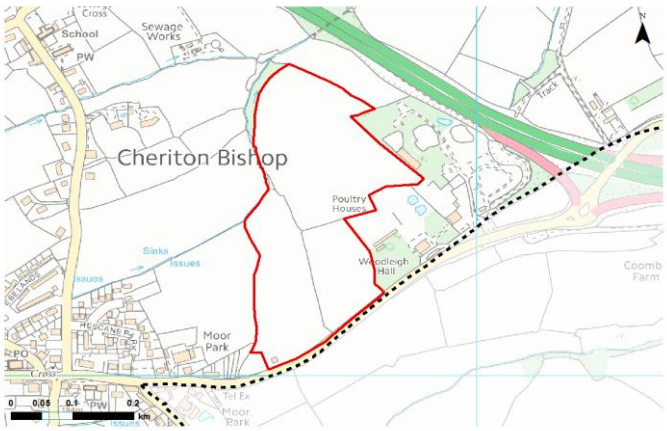
Existing information shows this site to be 100% in Flood Zone 1. However, the Ford Brook flows along the western boundary of the site, for which flood zone information is not available. Further information regarding the level of risk from this watercourse would be required to know whether or not the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

Planning application stage:

- Hydrological and hydraulic assessment of the Ford Brook that runs along the west 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



Climate Change:

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

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

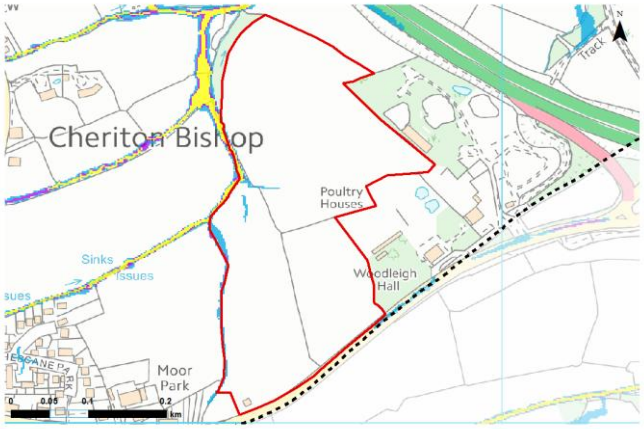
Mid Devon DC Boundary

uFMfSW 30-year Extent

uFMfSW 100-year Extent

uFMfSW 1,000-year Extent

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:

• There is potential fluvial flood risk is from the overtopping of the Ford Brook.
• 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:
Existing information suggests there are no access or egress issues for the site.

Climate Change:
• Increased storm intensities.
• Increased water levels in the Ford Brook.

Flood Risk Implications for Development:

• Flood zones have not been produced for the Ford Brook running along 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 Ford Brook 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 east of Hill View, Cheriton Bishop

OSNGR: 277636,093018	Area: 0.14ha		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'.

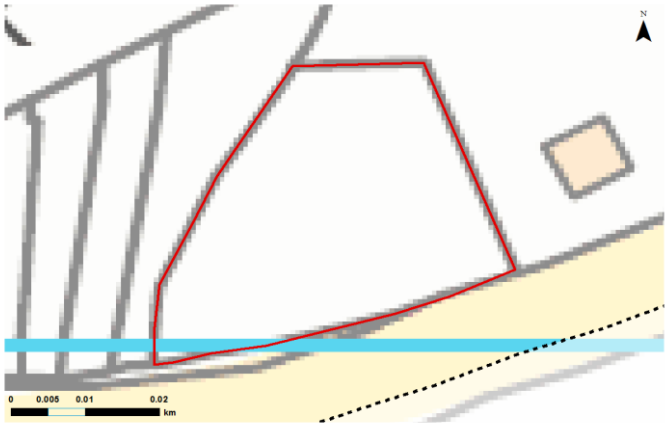
This site is100% in Flood Zone 1 and, therefore, the Exception Test is not required.

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:

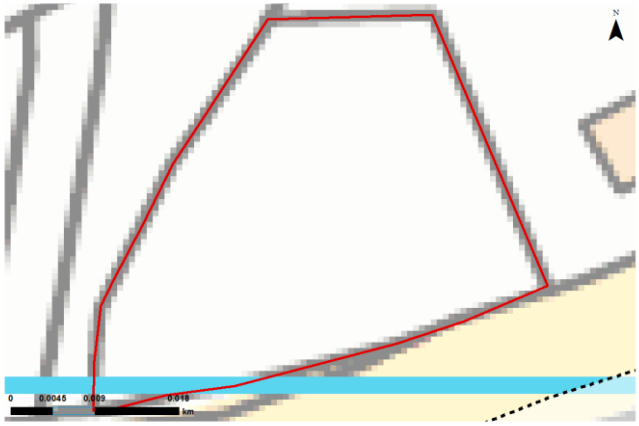
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



Climate Change:

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

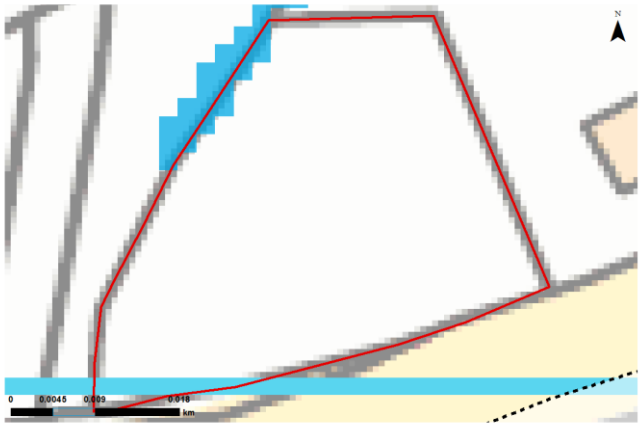
Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.



Surface Water:

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

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 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 near the church, Cheriton Bishop (a)

OSNGR: 277532,093496	Area: 1.89ha		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 Ford Brook and an unnamed watercourse flow along the north and east of the site, for which flood zone information is not available. Further information regarding the level of risk from these watercourses would be required to know whether or not the Exception Test is required and if it could be passed.

Planning application stage:

- At the planning application stage hydrological and hydraulic assessment of the Ford Brook and the unnamed watercourse 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

Climate Change:

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

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

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:

• There is a potential fluvial flood risk from the overtopping of the Ford Brook and an 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:

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

Climate Change:

• Increased storm intensities.
• Increased water levels in the Ford Brook and an unnamed watercourse.

Flood Risk Implications for Development:

• Flood zones have not been produced for the Ford Brook and the unnamed watercourse running to the north and the east of the site. The flood risk from these waterbodies 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 Ford Brook and 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 near the church, Cheriton Bishop (b)				
OSNGR: 277473,093366	Area: 0.87ha		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'.

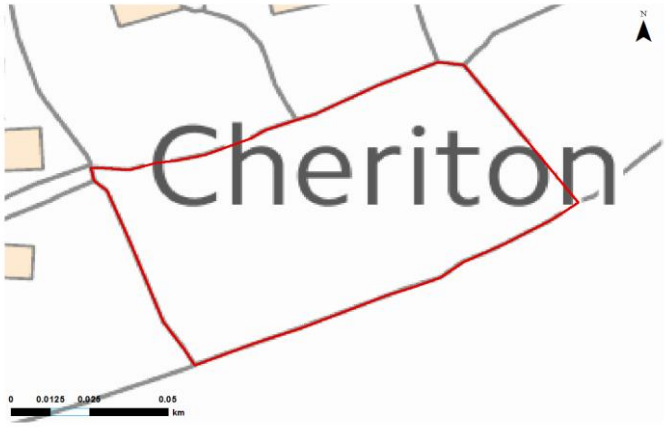
This site is100% in Flood Zone 1 and, therefore, the Exception Test is not required.

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



Climate Change:

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

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

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 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:

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 Church Lane, Cheriton Bishop

OSNGR: 277522,932080	Area: 2.02ha		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'.

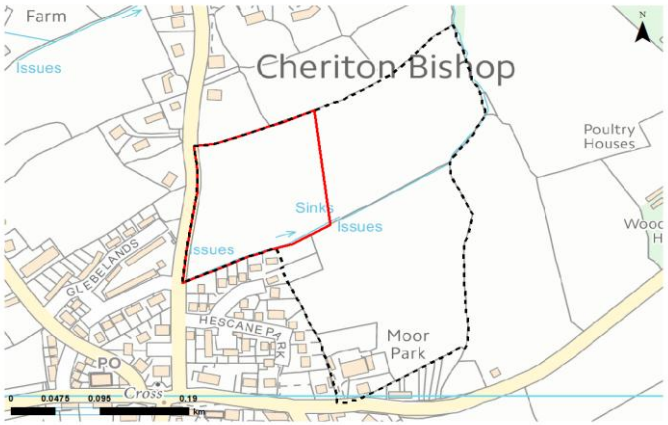
Existing information shows this site to be 100% in Flood Zone 1. However, there is an unnamed watercourse flowing along the south east of the site, for which flood zone information is not available. Further information regarding the level of risk from this watercourse would be required to know whether or not the Exception Test is required and if it could be passed.
The site boundary has been amended from what was originally proposed; there may potentially still be some flood risk to the site from the unnamed watercourse despite the change in boundary, but any risk is likely to be limited to the south east of the site.

Planning application stage:

- Hydrological and hydraulic assessment of the unnamed watercourse that runs to the south east 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 Zones:

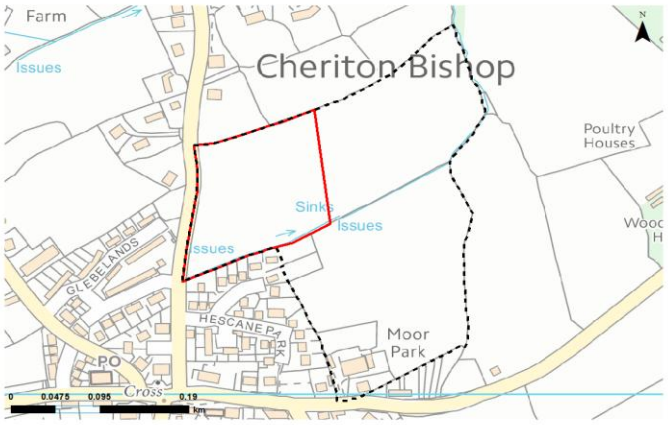
Original Proposed Area
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



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

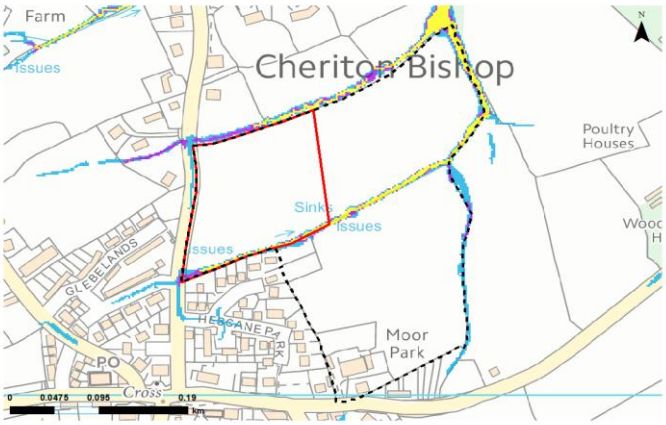
Note: indicative flood extents have been used to represent FZ3 with climate change in certain locations. For information please refer to Section 11 of the main report.



Flood Zones:

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

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:

• There is a potential fluvial flood risk from 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 is shown to be 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 watercourse. 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.

Barnhill Close, Cheriton Fitzpaine

OSNGR: 287222,106314	Area: 0.34ha		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'.

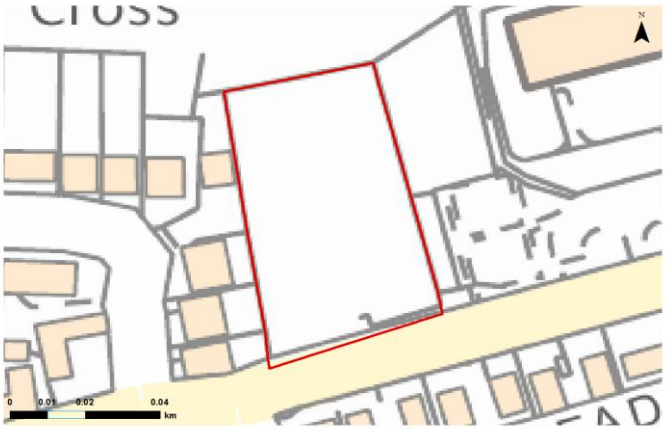
This site is100% in Flood Zone 1 and, therefore, the Exception Test is not required.

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:

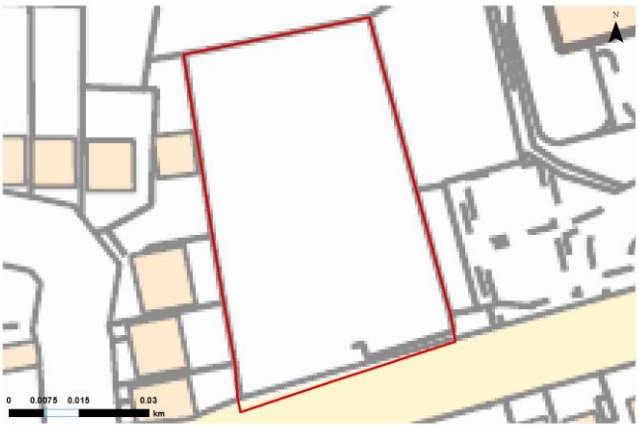
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



Climate Change:

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

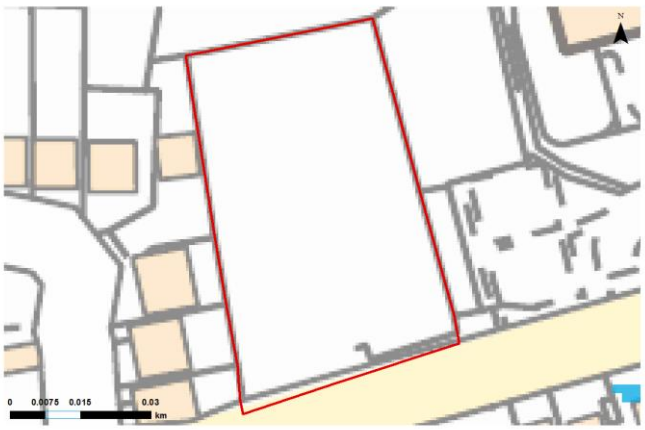
Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.



Surface Water:

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

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		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:

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

Cheriton Fitzpaine, Glebe

OSNGR: 286934,106023	Area: 2.16ha		Greenfield	
Flood Zone Coverage:	**FZ3b**	**FZ3a**	**FZ2**	**FZ1**
	TBC	12%	1%	87%

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.

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 in the centre and south 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).

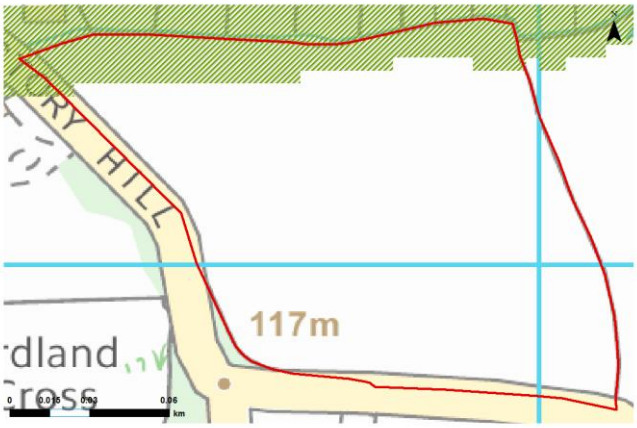
Flood Zone Map:

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

Climate Change:

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

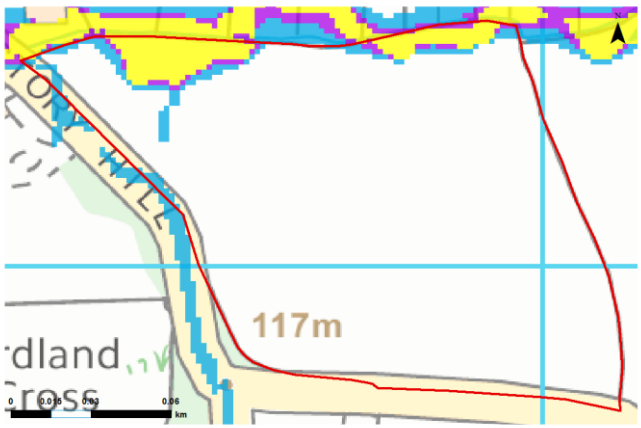
Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.



Surface Water:

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

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 located to the north of the development area.
• 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:
The site is partially covered by the Mid Devon Rivers Flood Alert Area. No Flood Warning currently covers this site.

Access & Egress:
The main access road to the site is the Rectory Hill road. Existing evidence suggests this route may be affected by surface water flooding.

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 sites larger 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.

Land adj school, Cheriton Fitzpaine

OSNGR: 287478,106353	Area: 1.13ha		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'.

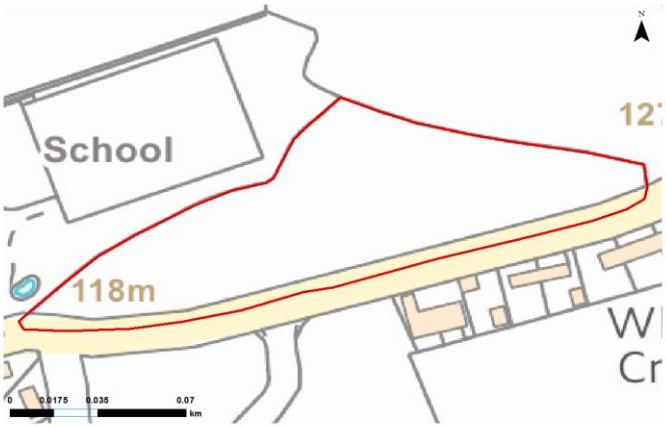
Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

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:

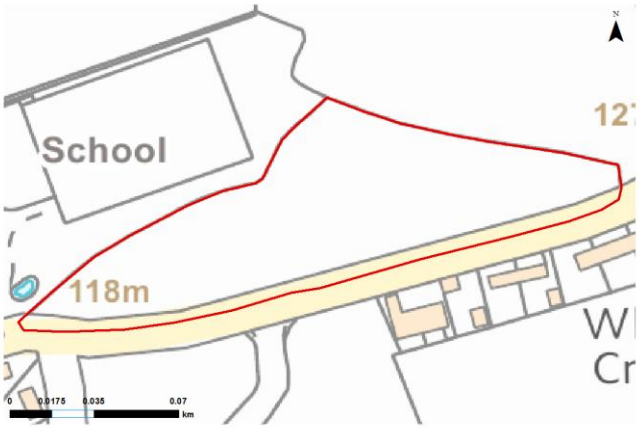
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



Climate Change:

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

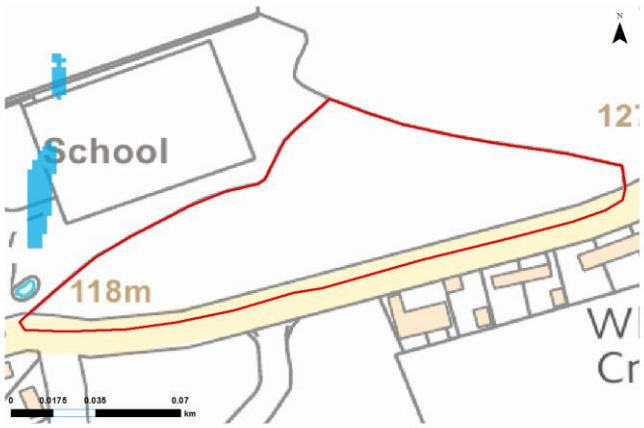
Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.



Surface Water:

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

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		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.

• 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

Landboat Farm, Cheriton Fitzpaine

OSNGR: 287286,106201	Area: 0.21ha		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'.

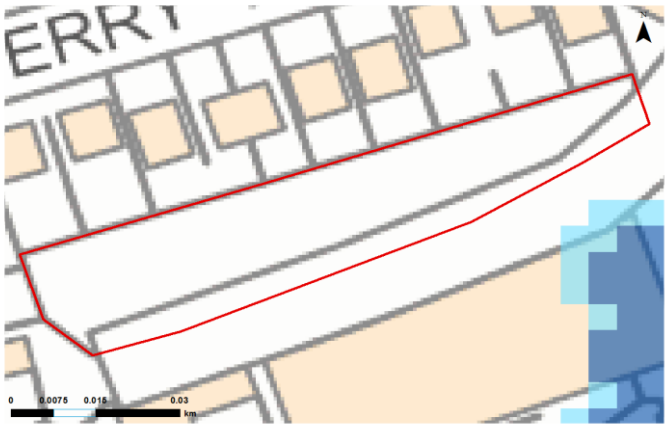
This site is100% in Flood Zone 1 and, therefore, the Exception Test is not required.

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:

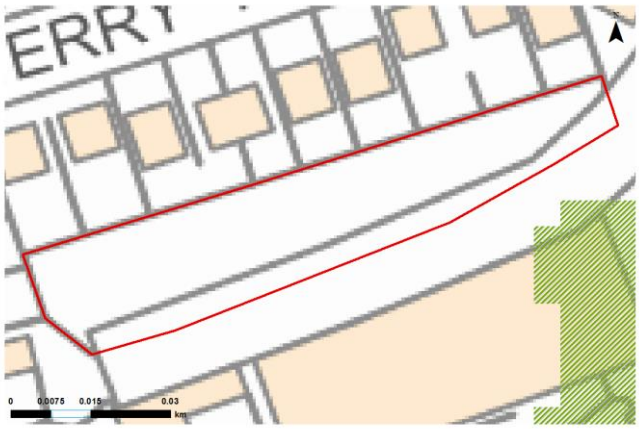
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



Climate Change:

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

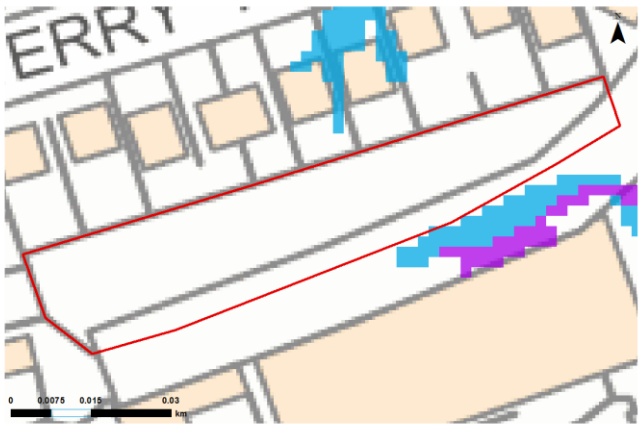
Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.



Surface Water:

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

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 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:

Existing information suggests there are no significant 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

Landboat Farm, Cheriton Fitzpaine				
OSNGR: 287416,106234	Area: 2.08ha		Partial Brownfield	
Flood Zone Coverage:	**FZ3b**	**FZ3a**	**FZ2**	**FZ1**
	TBC	15%	2%	83%

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.

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 in centre and north 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).

Flood Zone Map:

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

Climate Change:

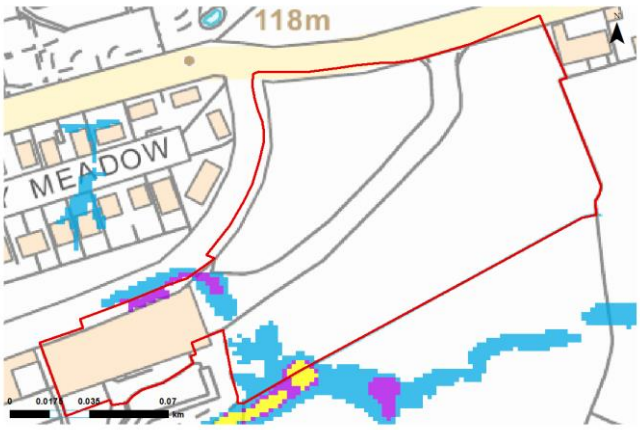
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3 with Climate Change
Indicative Extent of Flood Zone 3 with Climate Change

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

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 along the southern boundary of the development 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		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:

The site is partially covered by the Mid Devon Rivers Flood Alert Area. No Flood Warning currently covers this site.

Access & Egress:

The main access road to the site is not at risk from fluvial or surface water flooding.

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 sites larger 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:
  - Reducing volume and rate of runoff
  - Relocating development zones with lower flood risk
  - Creating space for flooding.

Colebrooke, Glebe

OSNGR: 277115,099802	Area: 1.02ha		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'.

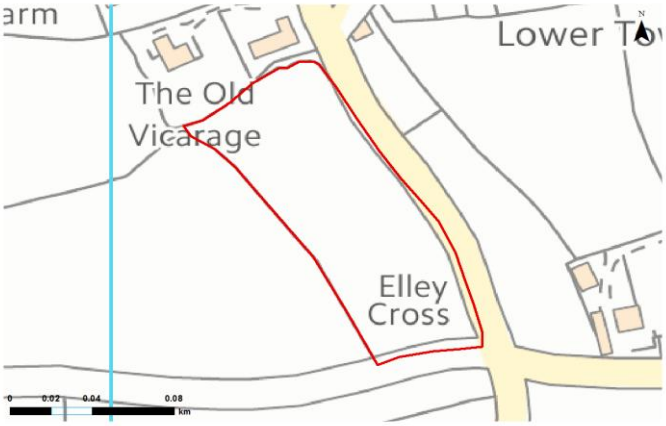
Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

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:

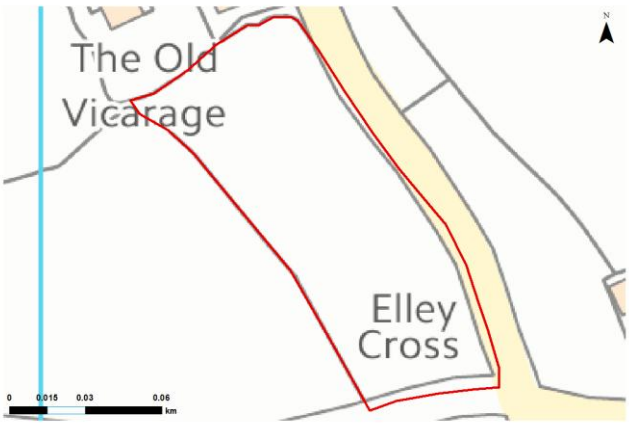
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



Climate Change:

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

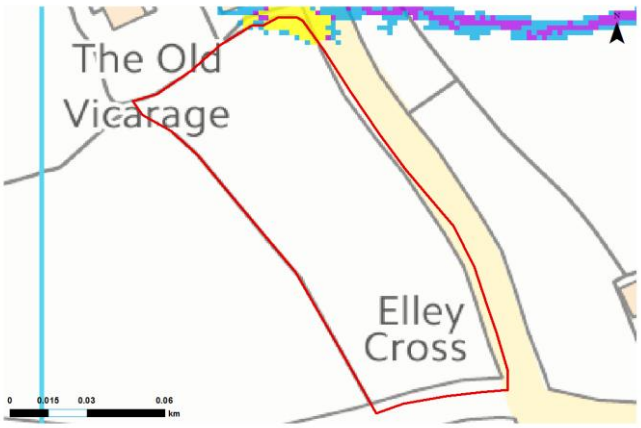
Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.



Surface Water:

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

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 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:

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

Bewsley Farm, Copplestone

OSNGR: 276943,103106	Area: 9.88ha		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 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 unnamed watercourse 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

Climate Change:

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

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

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:

• There is a 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		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.
• Increased water levels in the unnamed watercourse.

Flood Risk Implications for Development:

• Flood zones have not been produced for the unnamed watercourse running to the west of the site. The flood risk from this water body 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 adj Dulings Meadow, Copplestone				
OSNGR: 277436,102689	Area: 6.09ha		Greenfield	
Flood Zone Coverage:	**FZ3b**	**FZ3a**	**FZ2**	**FZ1**
	TBC	6%	1%	93%

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.

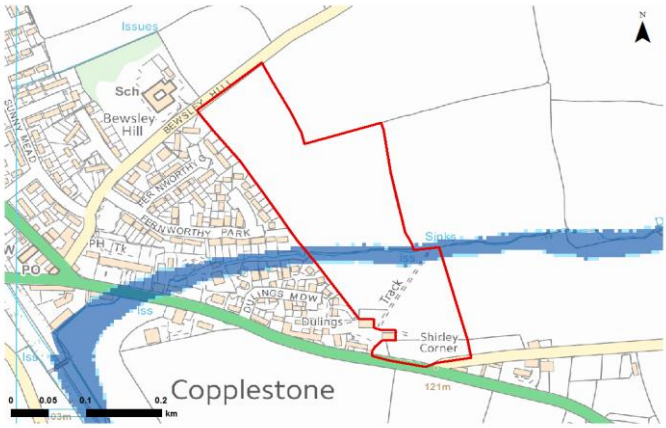
Potential to pass the Exception Test (if required):

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 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 watercourse flowing through the centre of the site (as shown in the Flood Zone map below), 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).

Flood Zone Map:

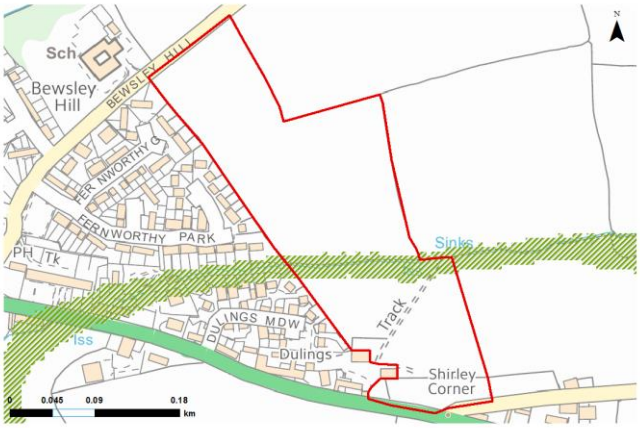
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



Climate Change:

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

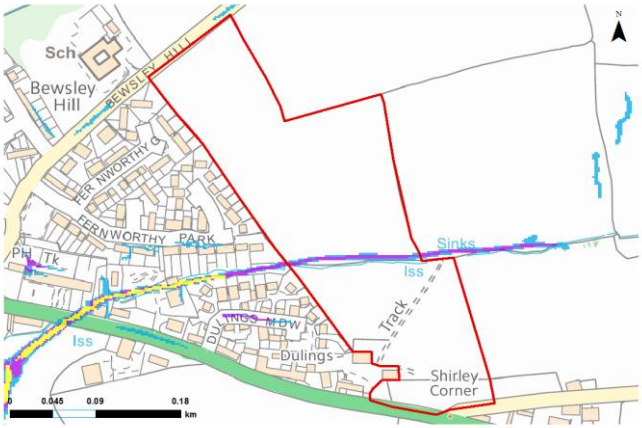
Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.



Surface Water:

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

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.
• 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:

The site is partially covered by the Mid Devon Rivers Flood Alert Area. No Flood Warning currently covers this site.
Access & Egress: The main access road to the site is not at risk from fluvial or surface water flooding.
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 sites larger 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.

The Old Abattoir, Copplestone				
OSNGR: 276559,103217	Area: 1.5ha		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

Climate Change:

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

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

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		Mapping suggests high permeability at this site, site investigations should be carried out to assess potential for drainage by infiltration.
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 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

Culmstock, Glebe and Rackfields

OSNGR: 310259,113363	Area: 3.54ha		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'.

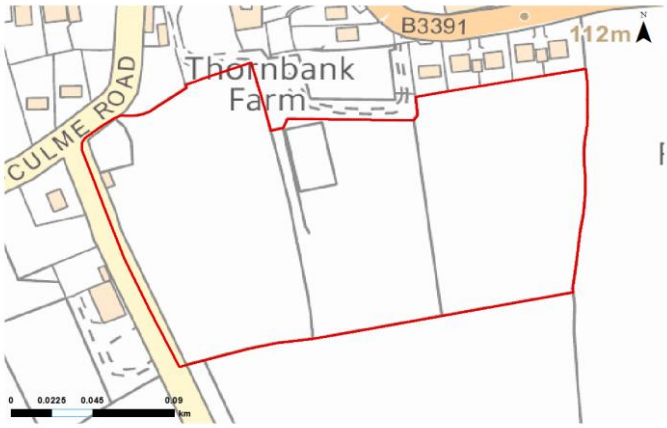
Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

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:

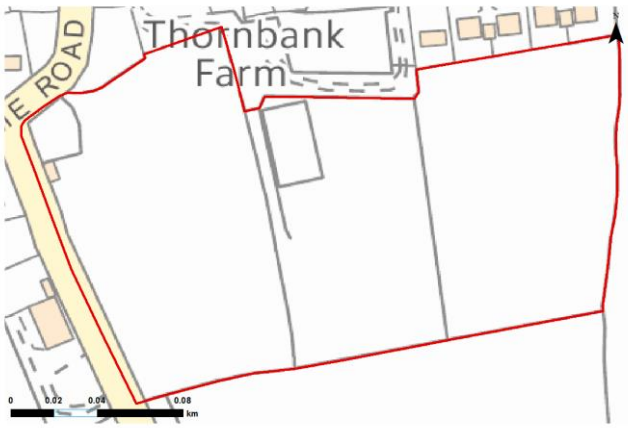
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



Climate Change:

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

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

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		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 fluvial flood risk but is affected by surface water 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

Hunter's Hill, Culmstock

OSNGR: 310223,114268	Area (amended): 0.58ha		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'.

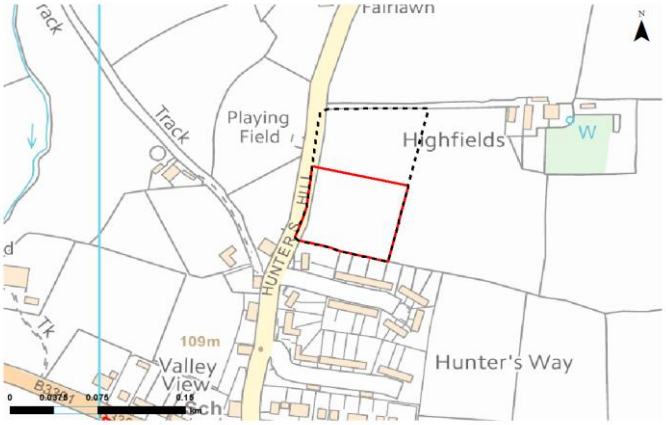
This site is100% in Flood Zone 1 and, therefore, the Exception Test is not required. The site boundary has been amended from what was originally proposed; this has had no impact on the level of flood risk to the site.

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.

Flood Zones:

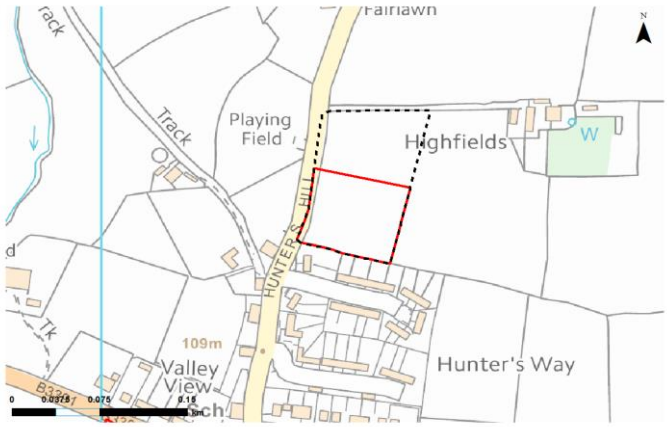
- Original Proposed Area
- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3a
- Flood Zone 2



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

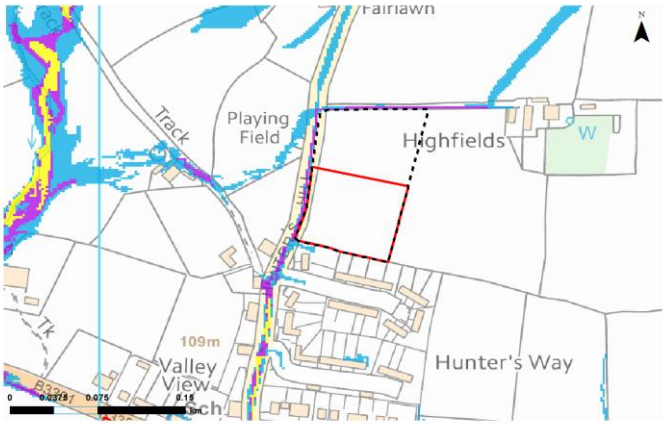
Note: indicative flood extents have been used to represent FZ3 with climate change in certain locations. For information please refer to Section 11 of the main report.



Flood Zones:

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

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 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 Hunter's Hill. This main access road is not significantly affected by surface water 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

Linhay Close, Culmstock

OSNGR: 310036,113978	**Area (amended):** 0.22ha		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'.

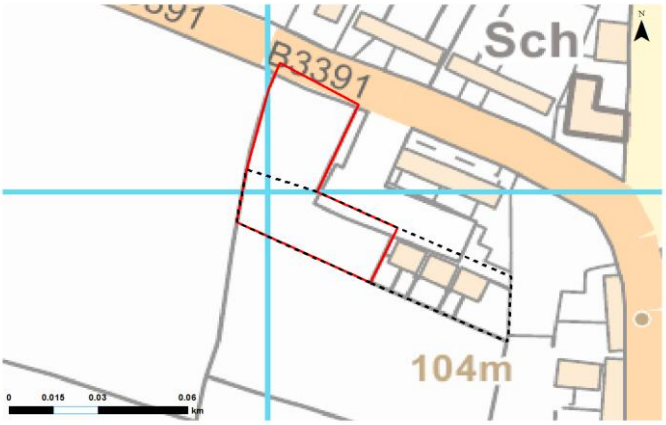
This site is100% in Flood Zone 1 and, therefore, the Exception Test is not required. The site boundary has been amended from what was originally proposed; this has had no impact on the level of flood risk to the site.

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.

Flood Zones:

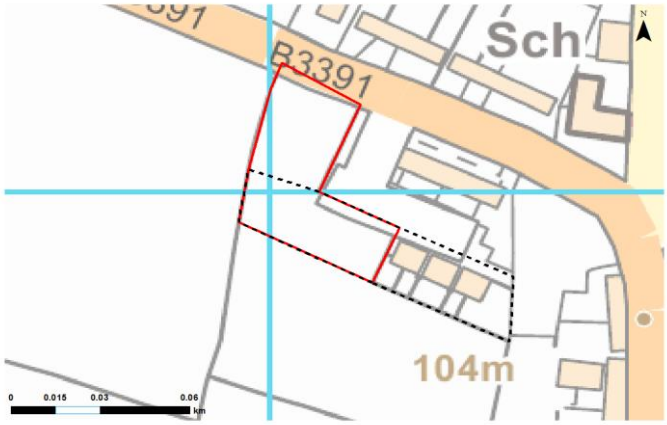
- Original Proposed Area
- Proposed Development Area
- Mid Devon DC Boundary
- Flood Zone 3a
- Flood Zone 2



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

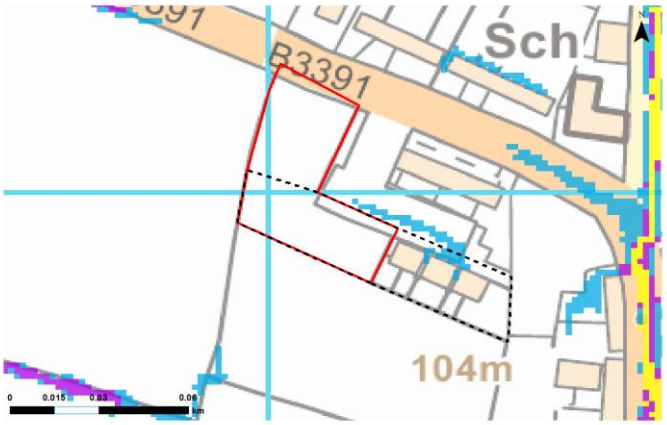
Note: indicative flood extents have been used to represent FZ3 with climate change in certain locations. For information please refer to Section 11 of the main report.



Flood Zones:

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

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		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 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 evidence suggests there are no access or egress issues for this 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 adjacent to Fishers Way, Halberton

OSNGR: 300176,112650	**Area:** 0.55ha		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'.

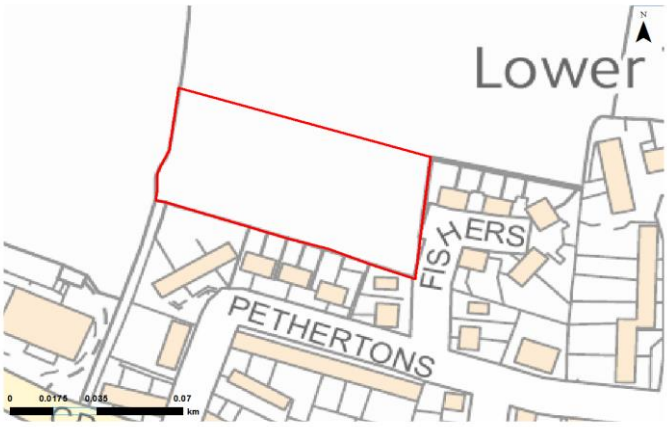
This site is100% in Flood Zone 1 and, therefore, the Exception Test is not required.

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:

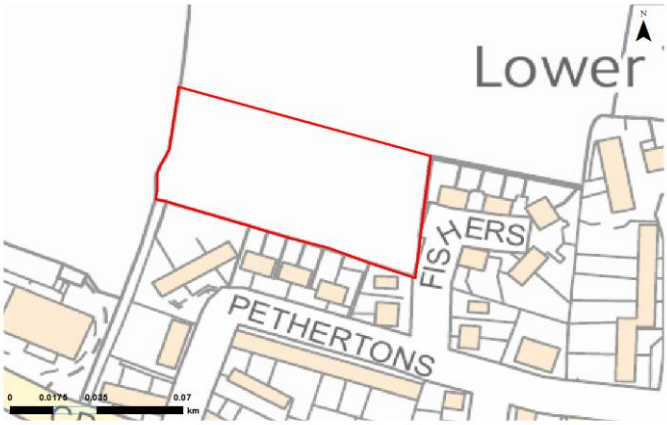
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



Climate Change:

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

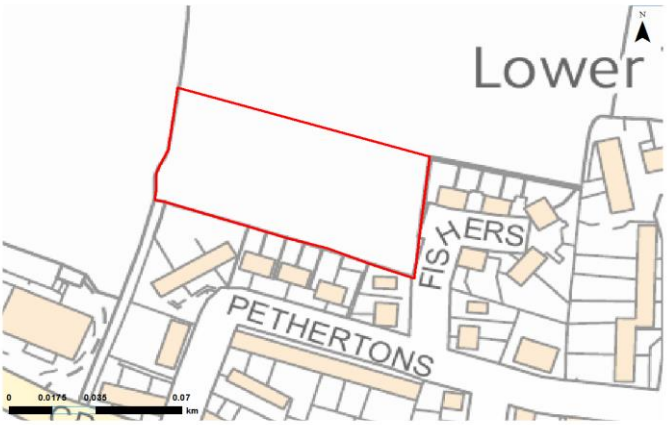
Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.



Surface Water:

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

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		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.

• 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.

Canal:

The site lies within the medium impact zones associated with bank failure of the Grand Western Canal.

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 at Blundells Road, Halberton

OSNGR: 300372,112817	Area: 1.25ha		Predominantly Greenfield	
Flood Zone Coverage:	**FZ3b**	**FZ3a**	**FZ2**	**FZ1**
	TBC	1%	0%	99%

Exception Test Required?

Unlikely, given 99% of the site is in Flood Zone 1. 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.

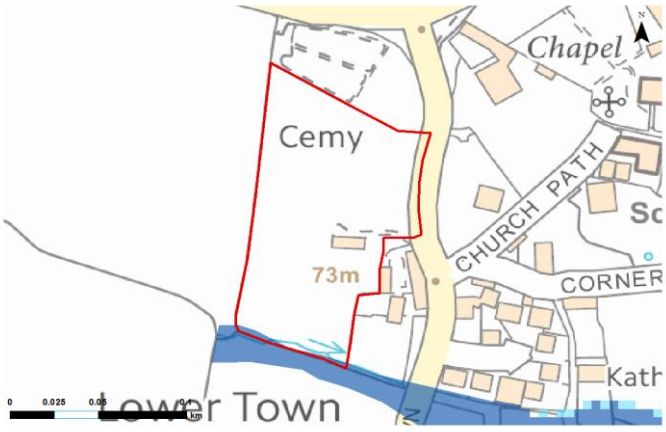
Potential to pass the Exception Test (if required):

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 in the centre and south 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).

Flood Zone Map:

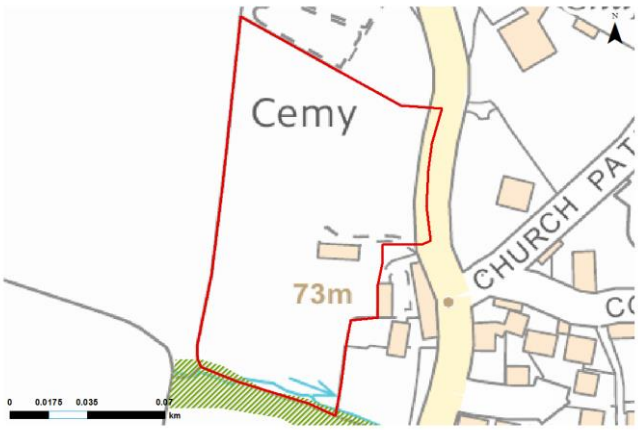
Proposed Development Area
Mid Devon DC Boundary
Flood Zone 3a
Flood Zone 2



Climate Change:

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

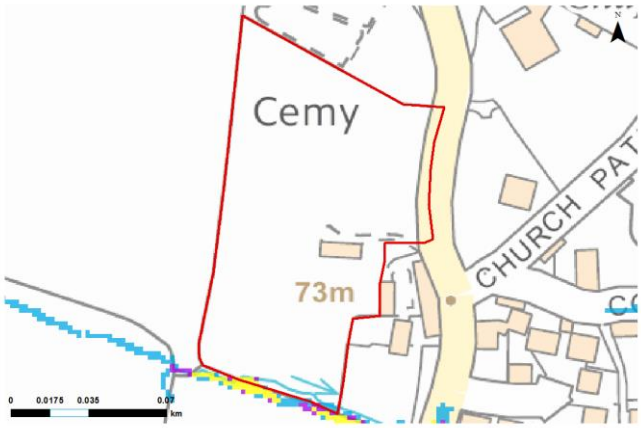
Note: Indicative flood extents have been used to represent FZ3 with climate change in certain locations. For more information please refer to Section 11 in the main report.



Surface Water:

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

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 to the south of 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. 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.
Canal: The site lies within the low and medium impact zones associated with bank failure of the Grand Western Canal.
Flood Warning: The site is covered by the Rivers Clyst and Culm and their tributaries Flood Alert Area. No
Access & Egress: The main access road to the site is not at risk from fluvial or surface water flooding.
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 sites larger 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.