

Ashleigh Park, Bampton

OSNGR:	296365,121958	Area: 0.25ha		Greenfield	
Flood Zone Coverage:		FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?





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

This site has planning permission granted. Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test would not have been required.

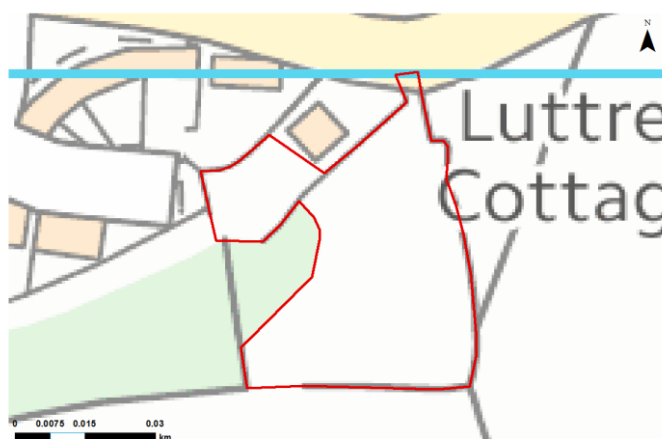
Planning application stage:

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





Flood Zone Map:

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

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Climate Change:






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

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

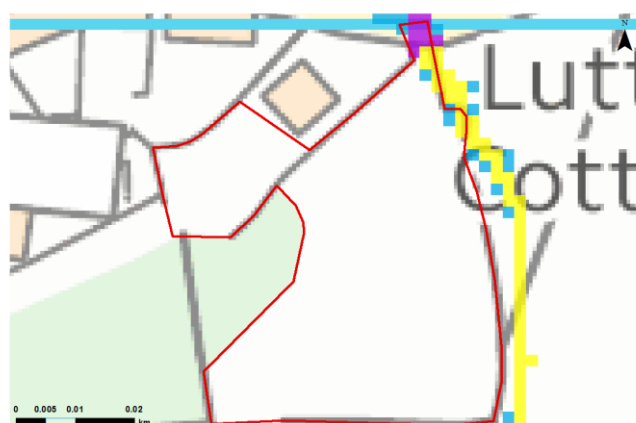


Surface Water:

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

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



Sources of Flood Risk:

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

SuDS & the development site:

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

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

Flood Defences:

There are no flood defences at this site.

Flood Warning:

There are currently no flood warning areas covering this site.

Access & Egress:

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

Bourchier Close, Bampton

OSNGR:	295582,122834	Area: 2.38ha	Greenfield	
Flood Zone Coverage:		FZ3b 0%	FZ3a 0%	FZ2 0%
				FZ1 100%

Exception Test Required?





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

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

Planning application stage:

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





Flood Zone Map:

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

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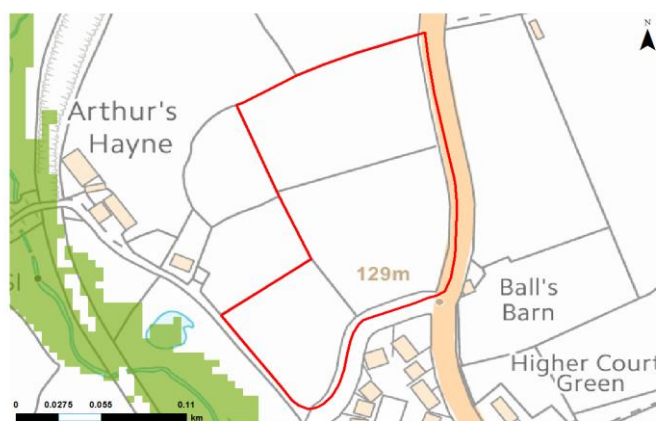


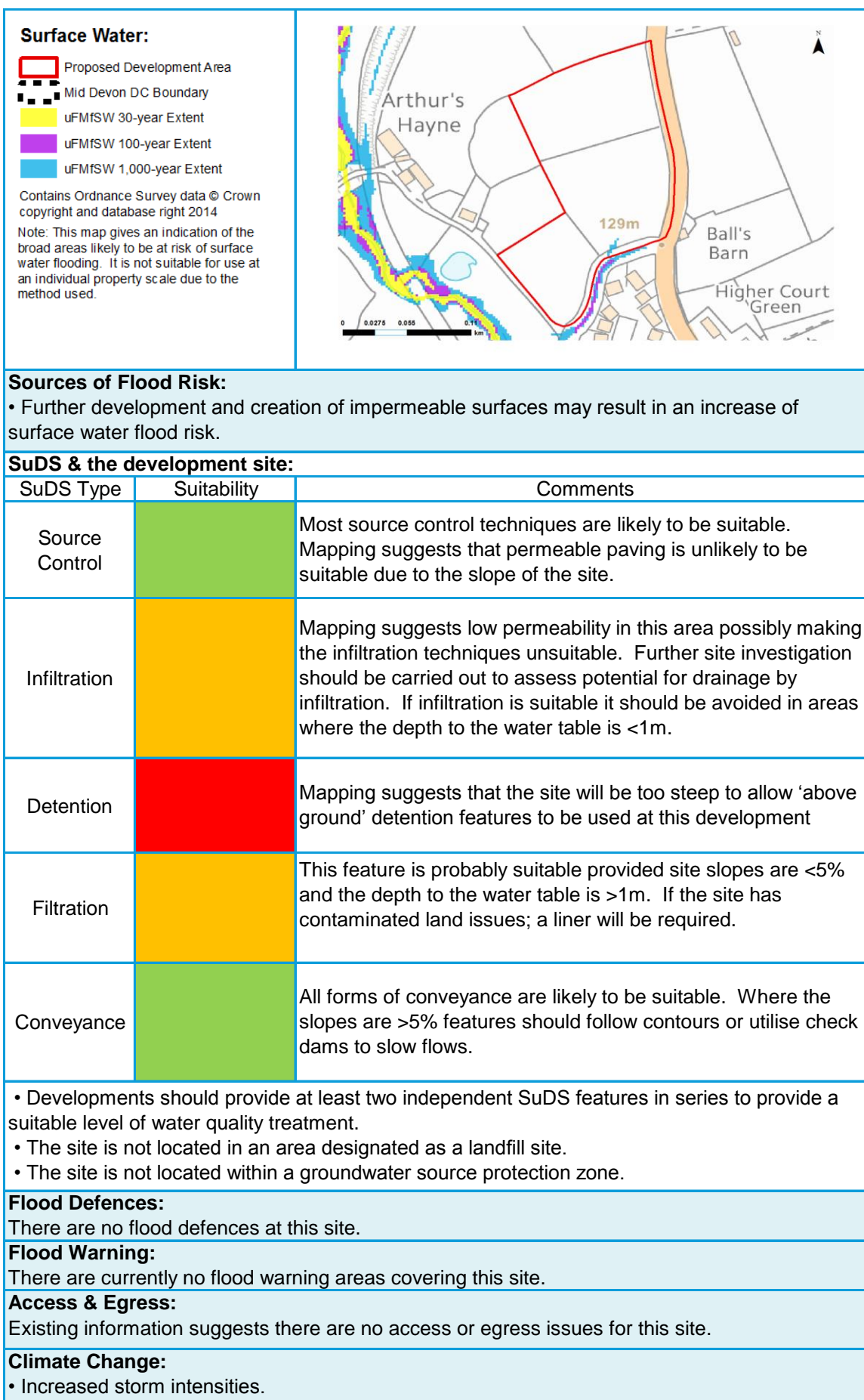
Climate Change:

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

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





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

Former school/School Close, Bampton

OSNGR:	295240,122027	Area: 0.6ha		Greenfield	
Flood Zone Coverage:		FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?





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

This site has planning permission granted. Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test would not have been required.

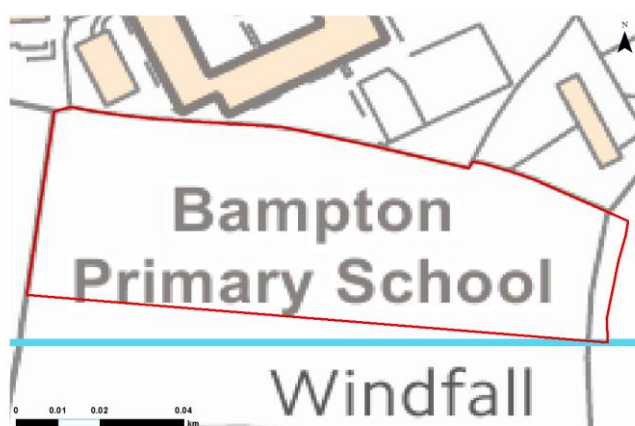
Planning application stage:

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





Flood Zone Map:

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

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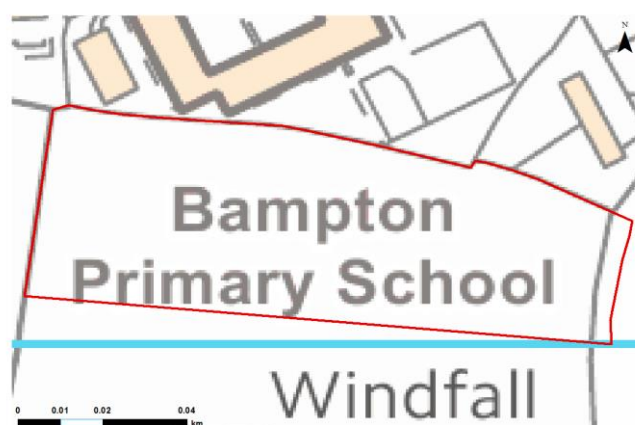


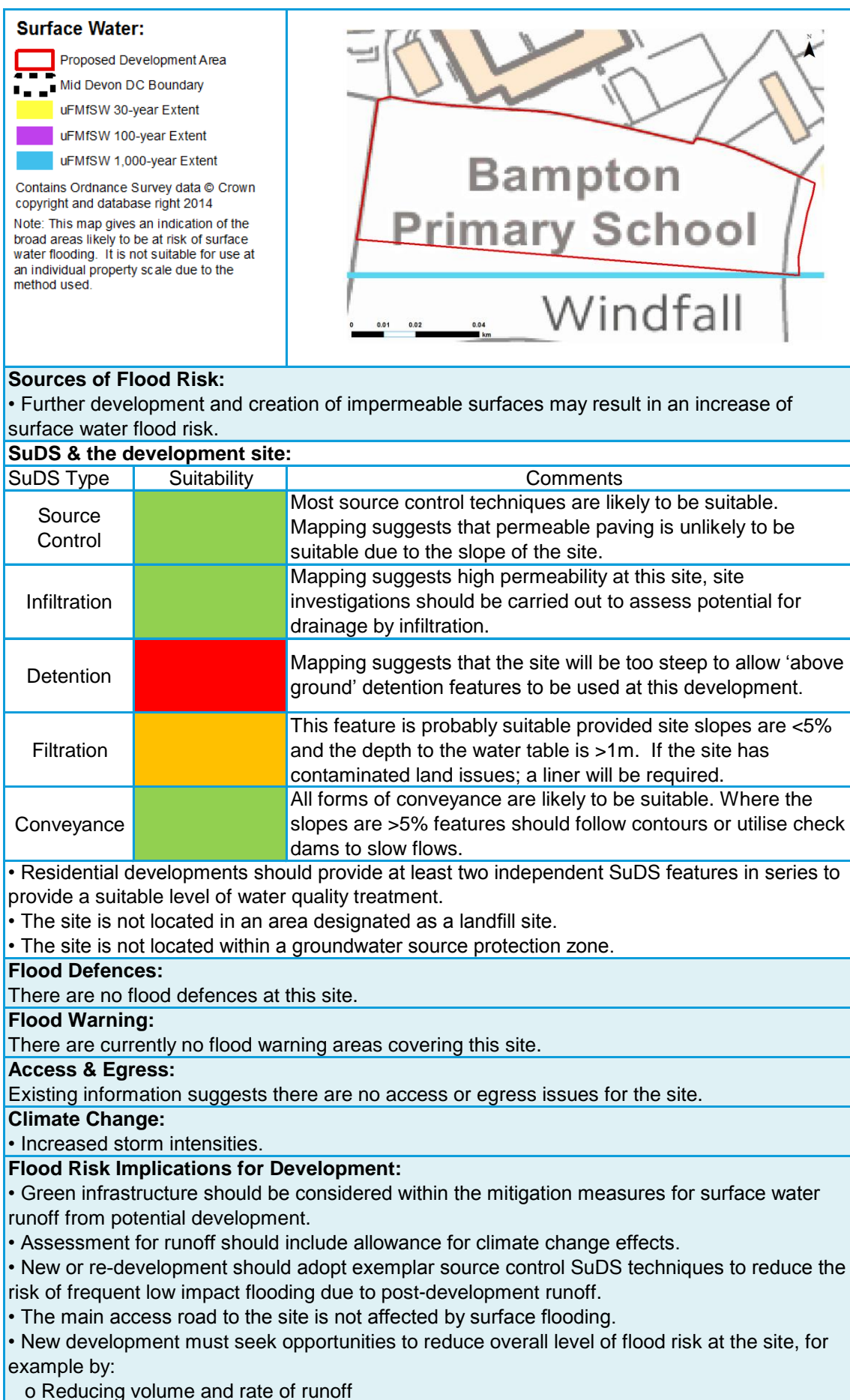
Climate Change:

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

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





Land at Ball Hill, Bampton

OSNGR:	295358,121970	Area: 0.48ha		Greenfield	
Flood Zone Coverage:		FZ3b	FZ3a	FZ2	FZ1
		0%	0%	0%	100%

Exception Test Required?





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

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

Planning application stage:

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





Flood Zone Map:

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

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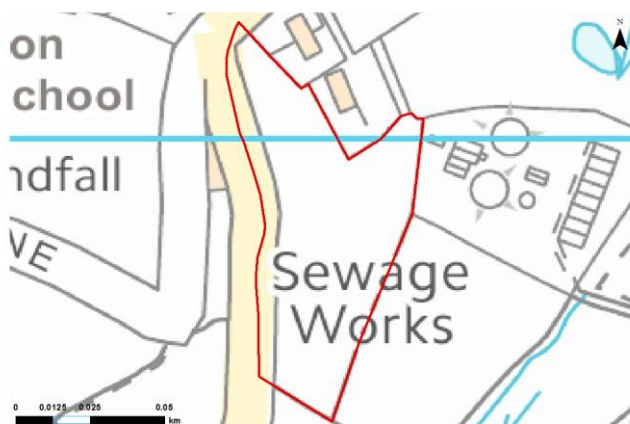


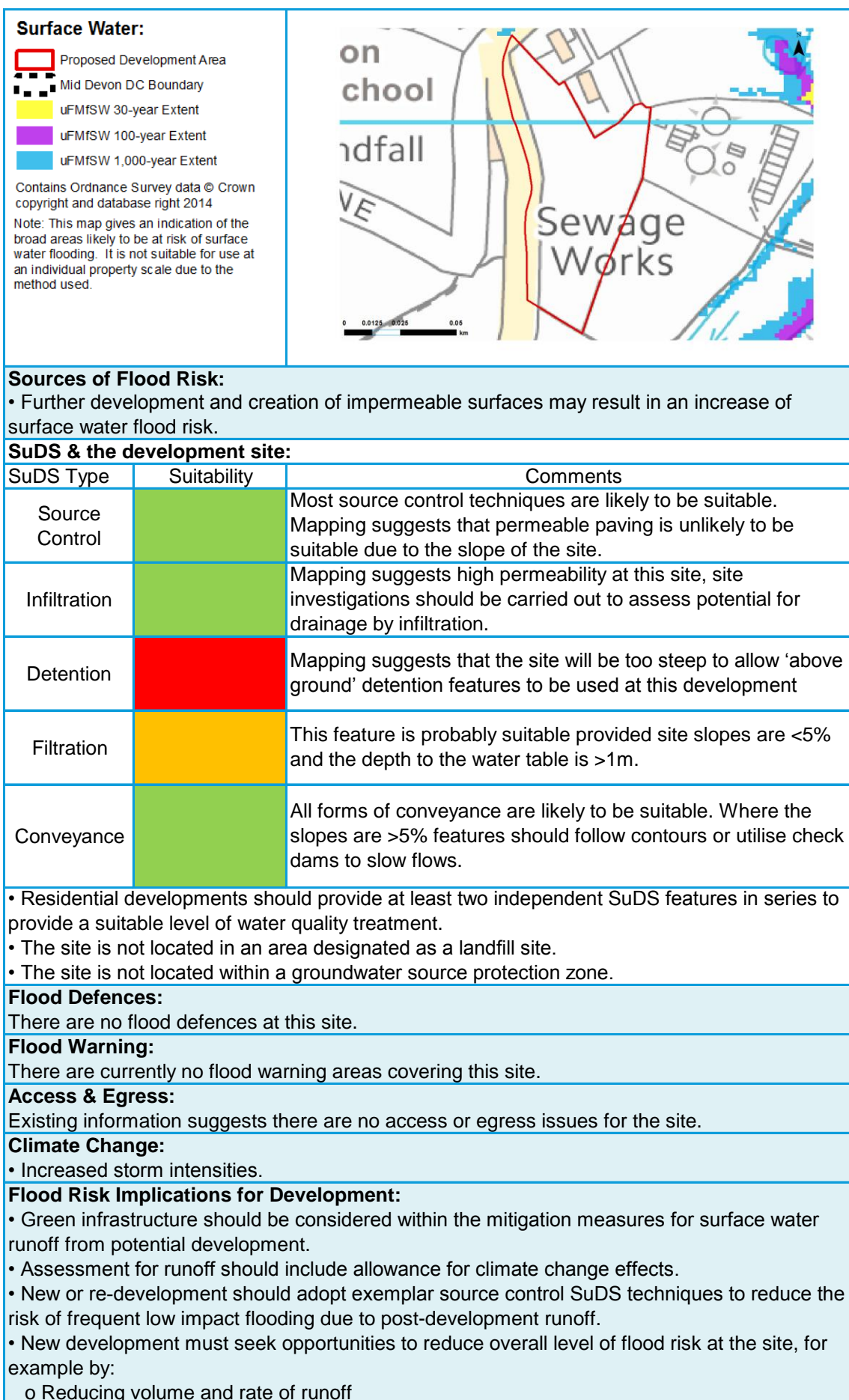
Climate Change:

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

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





Newton Square, Bampton

OSNGR:	295673,122384	Area (amended): 0.24ha	Greenfield	
Flood Zone Coverage:		FZ3b 0%	FZ3a 0%	FZ2 0%
				FZ1 100%

Exception Test Required?






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

Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required. The site boundary has been amended from what was originally proposed; as a result of this change in site boundary none of the site is Flood Zones compared to 24% with the original site boundary.

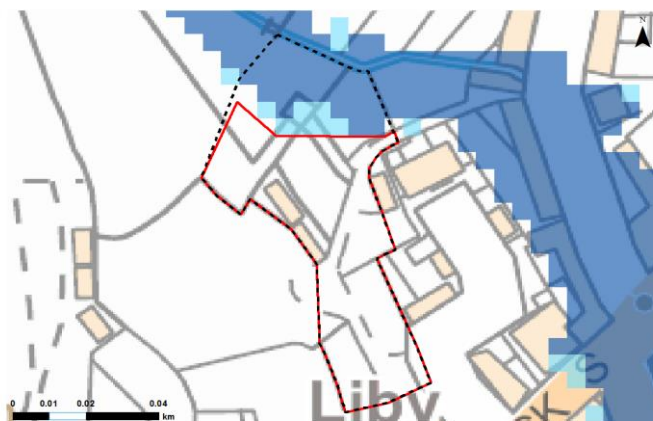
Planning application stage:

- 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

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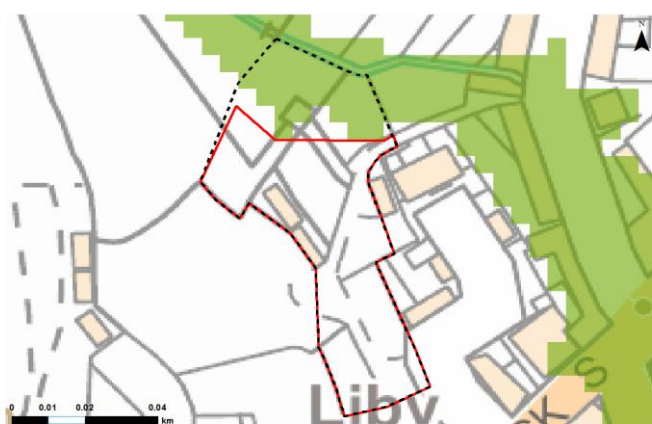


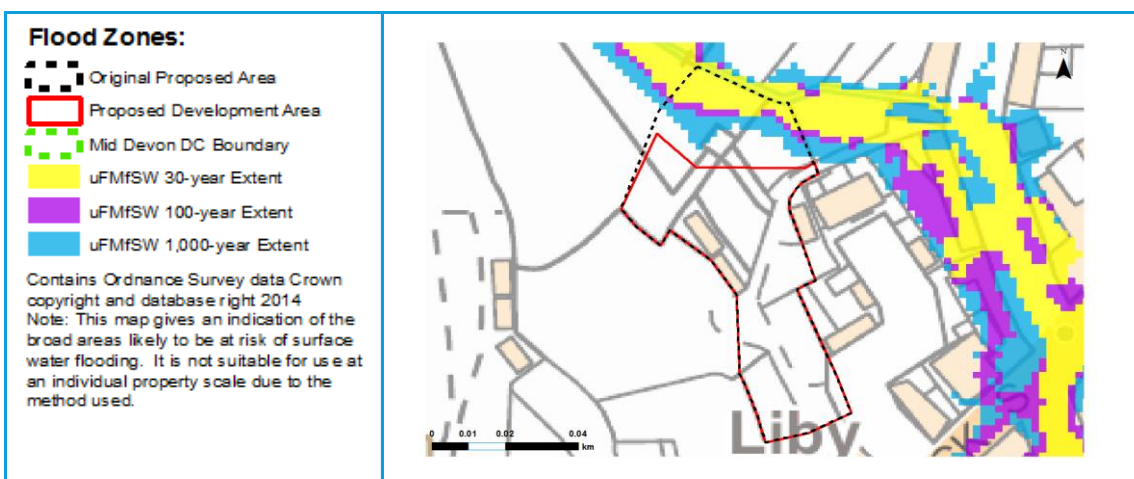
Climate Change:

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

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





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

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

Flood Defences:

There are no flood defences at this site.

Flood Warning:

There are currently no flood warning areas covering this site.

Access & Egress:

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

Climate Change:

- Increased storm intensities.
- Increased water levels in the Shuttern Brook.

Flood Risk Implications for Development:

- Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development.
- The peak flows on the Shuttern 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 Shuttern Brook 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.

South Molton Road, Bampton

OSNGR:	295242,122325	Area: 4.12ha	Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?





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

This site has planning permission granted. Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test would not have been required.

Planning Application Stage:

- For development proposals on sites comprising one hectare or above in Flood Zone 1 the vulnerability of flooding from other sources as well as from river flooding should be incorporated into a FRA.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should be considered.





Flood Zone Map:

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

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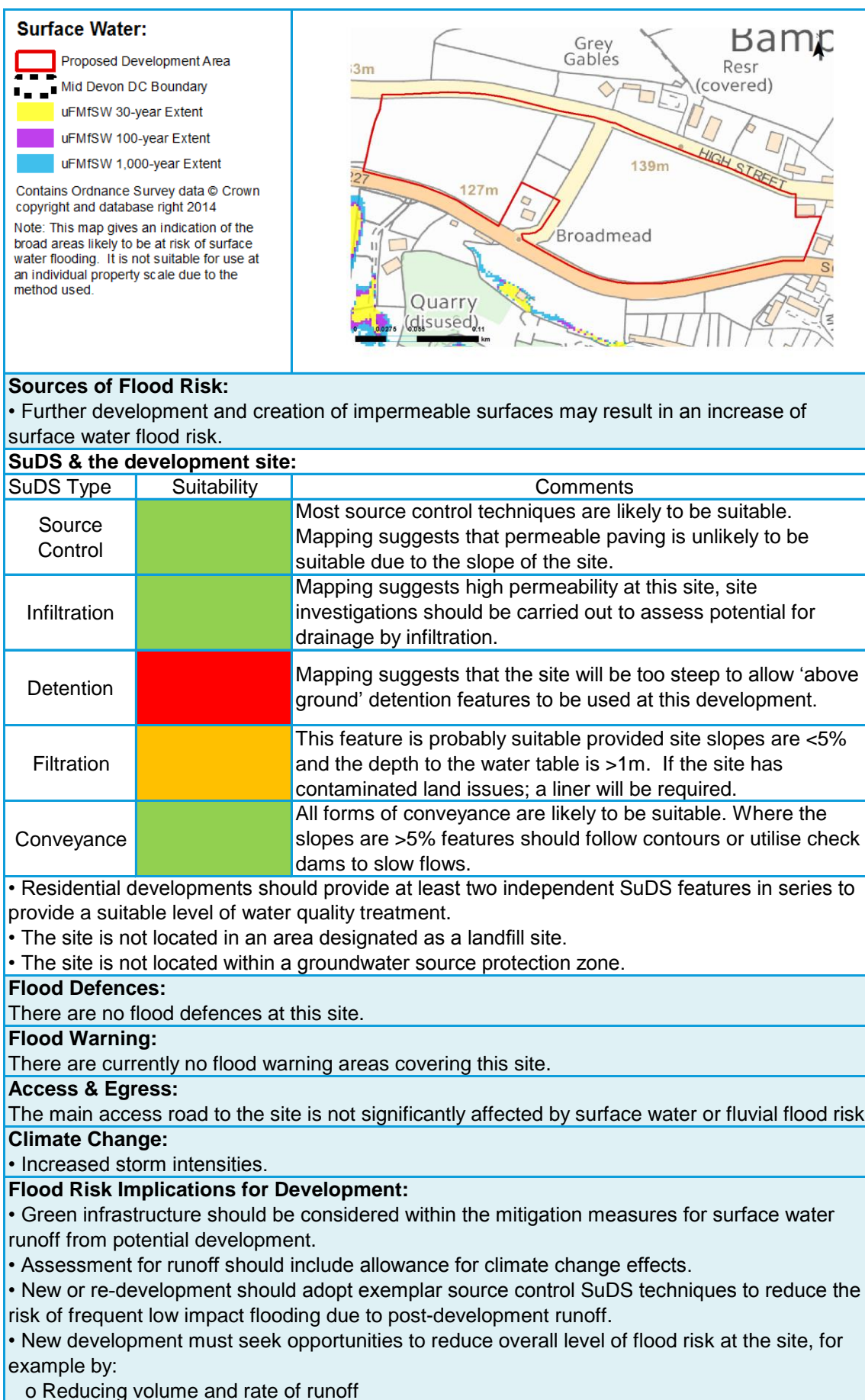
Climate Change:

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

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





Stone crushing works, Scotts Quarry, Bampton

OSNGR:	295352,121711	Area: 0.61ha	Brownfield	
Flood Zone Coverage:		FZ3b 0%	FZ3a 0%	FZ2 0%
				FZ1 100%

Exception Test Required?





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

This site has planning permission granted. Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test would not have been required.

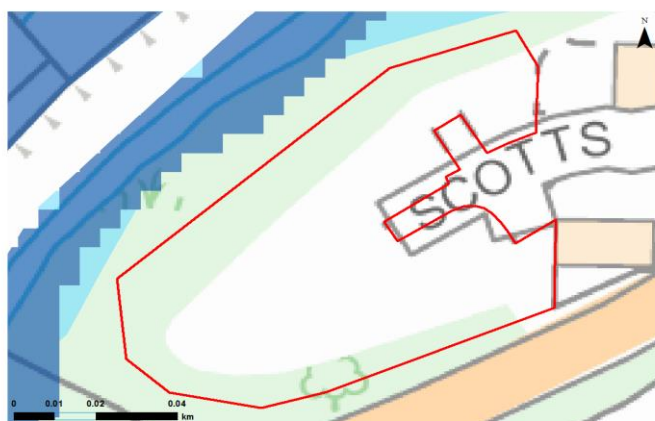
Planning application stage:

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





Flood Zone Map:

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

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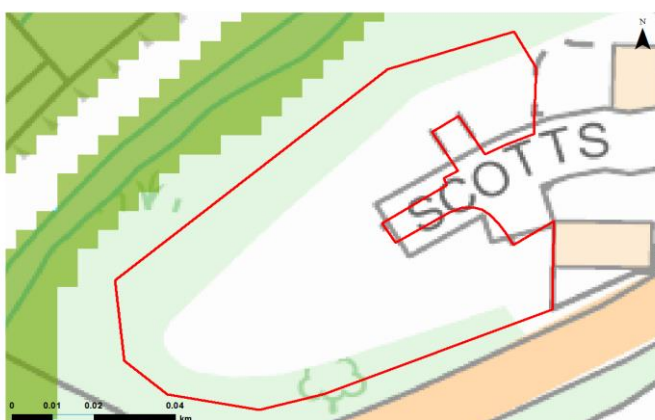


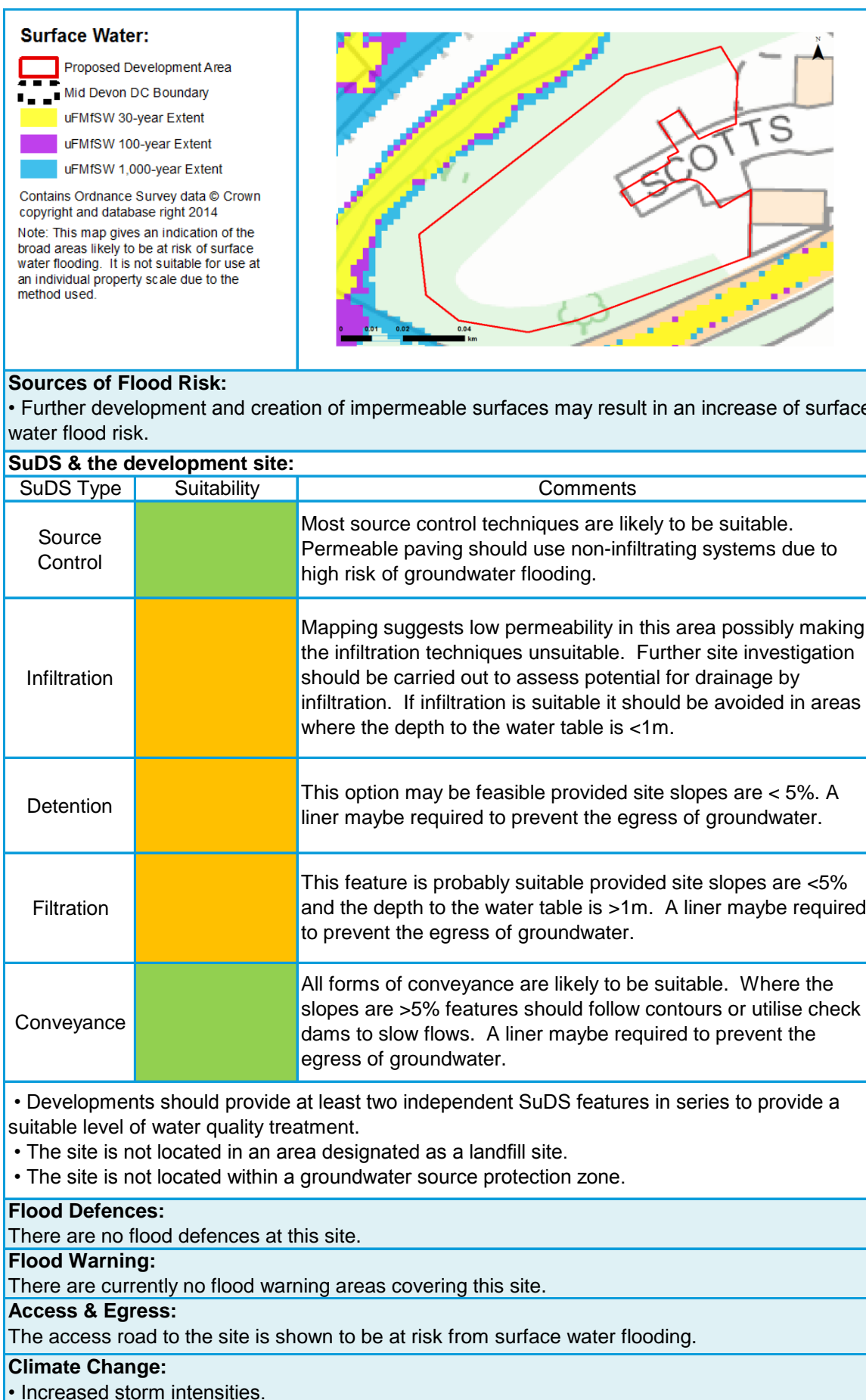
Climate Change:

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

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





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 south of Glen View, Bickleigh

OSNGR:	294095,106985	Area: 1.38ha	Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?





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

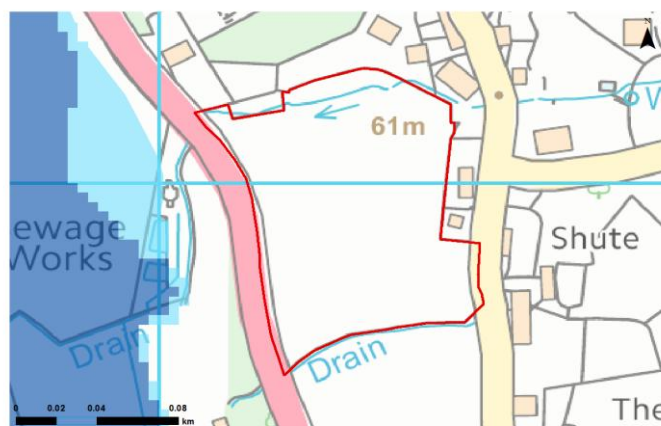
Existing information shows this site to be 100% in Flood Zone 1. However, there are unnamed watercourses flowing through the north and the south of the site for which flood zone information is not available. Further information regarding the level of risk from this watercourse would be required to know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

Planning application stage:




- Hydrological and hydraulic assessment of the unnamed watercourses 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:

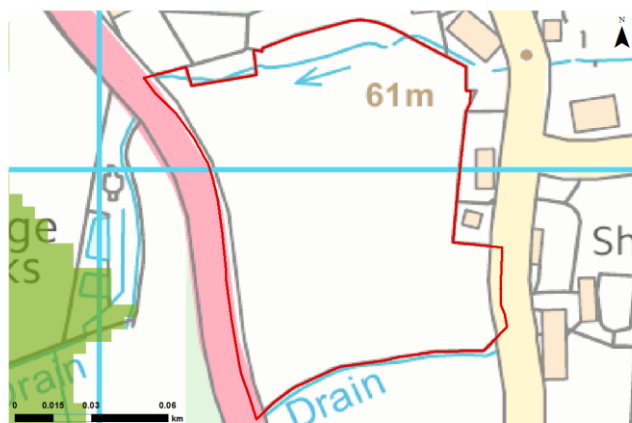
-  Proposed Development Area
 -  Mid Devon DC Boundary
 -  Flood Zone 3a
 -  Flood Zone 2
- Contains Ordnance Survey data © Crown copyright and database right 2014.

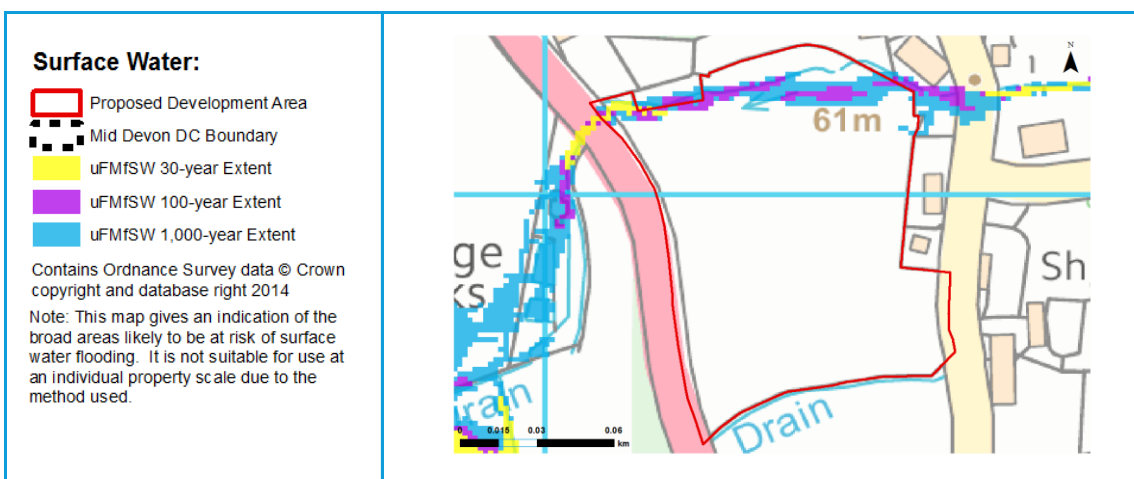


Climate Change:

-  Proposed Development Area
 -  Mid Devon DC Boundary
 -  Flood Zone 3 with Climate Change
 -  Indicative Extent of Flood Zone 3 with Climate Change
- Contains Ordnance Survey data © Crown copyright and database right 2014.

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





Sources of Flood Risk:

- There is potential fluvial flood risk from the overtopping of the two unnamed watercourses along the northern part of the site and southern site boundary. Additionally there is fluvial flood risk from the River Exe located west of the site.
- Surface water presents a risk to the site. Further development and creation of impermeable surfaces may result in an increase of surface water flood risk.

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		All forms of source control are likely to be suitable.
Infiltration		Mapping suggests high permeability at this site, site investigation
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 River Exe and the unnamed watercourse.

Flood Risk Implications for Development:

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

East Langford Farm, Bow

OSNGR:	272557,101476	Area: 1.31ha	Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?





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

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

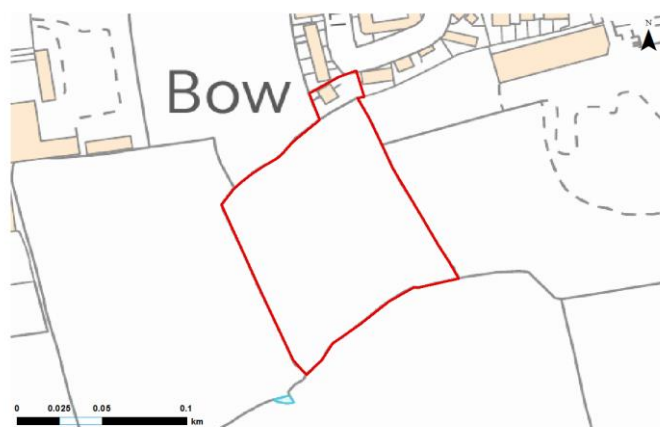
Planning application stage:

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





Flood Zone Map:

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

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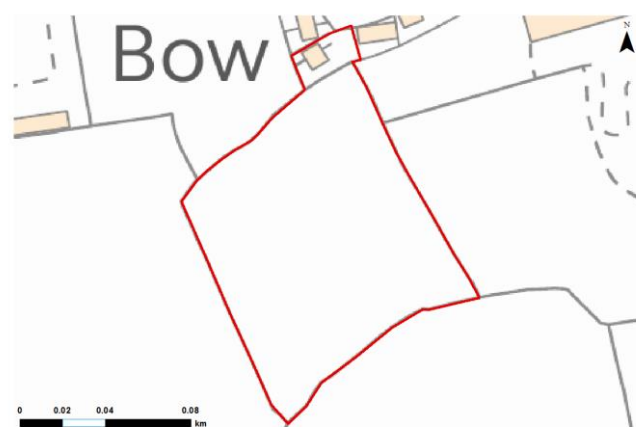


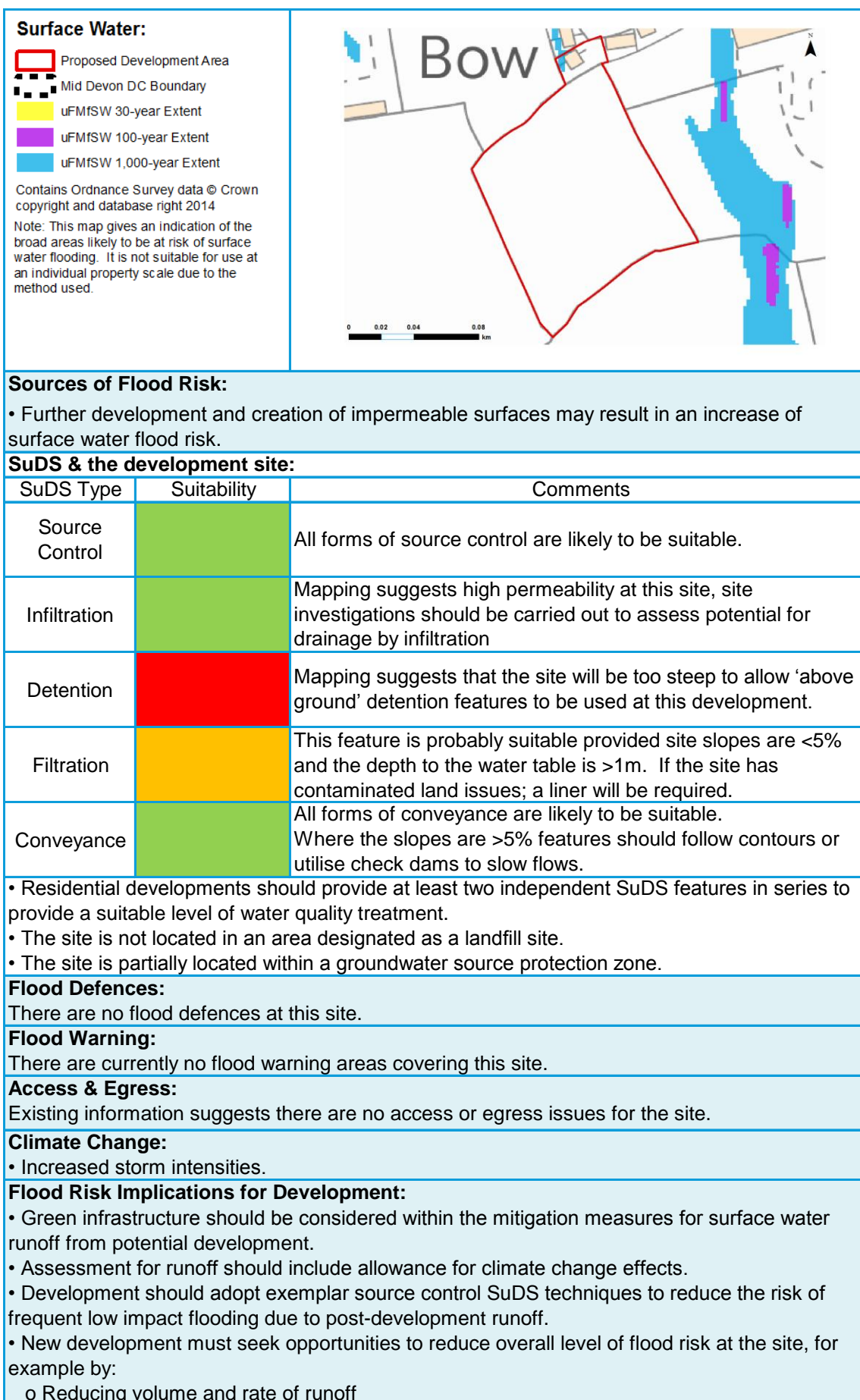
Climate Change:

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

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Land adj Jackman car park, Bow

OSNGR:	272316,101787	Area: 0.93ha	Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?





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

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

Planning application stage:

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





Flood Zone Map:

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

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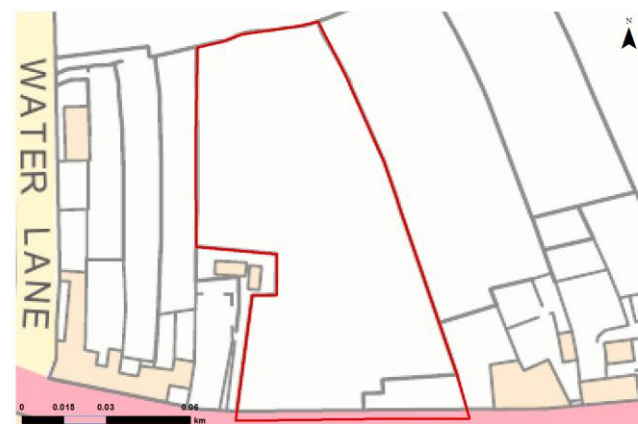


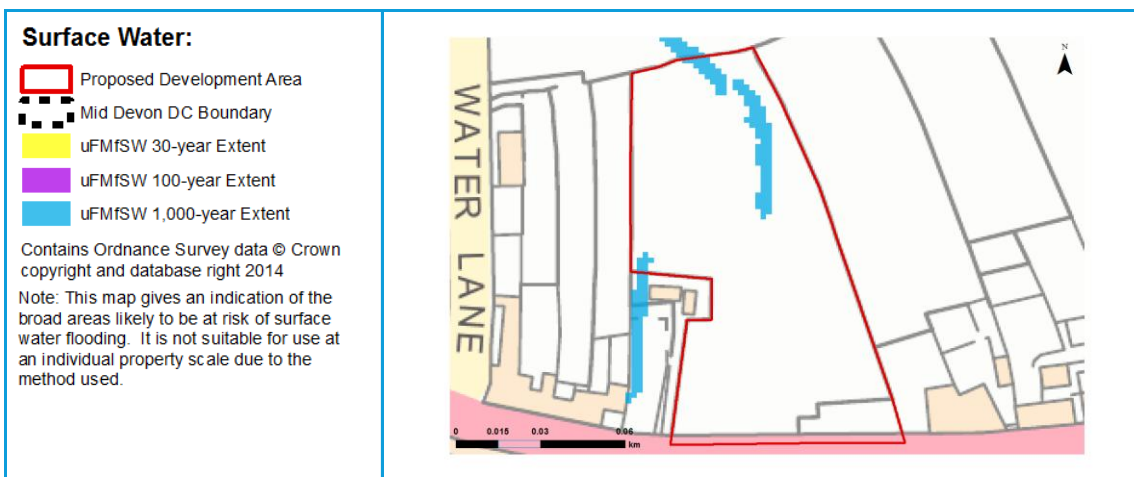
Climate Change:

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

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





Sources of Flood Risk:

- 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. 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.
- 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 adj to Bow Mill Lane, Bow

OSNGR:	271886,101600	Area: 1.96ha	Greenfield	
Flood Zone Coverage:		FZ3b 0%	FZ3a 0%	FZ2 0%
				FZ1 100%





Exception Test Required?

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

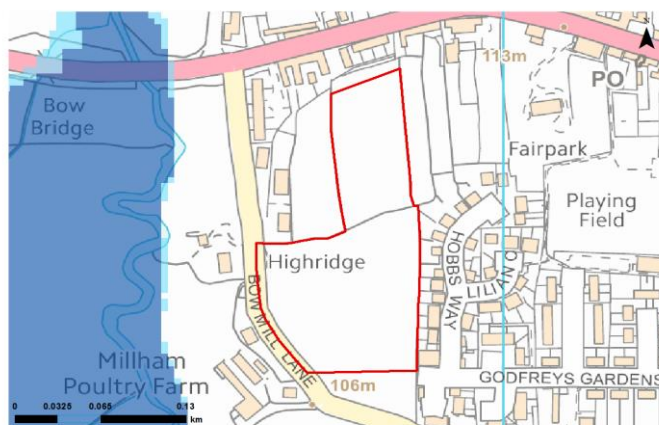
Planning application stage:

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





Flood Zone Map:

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

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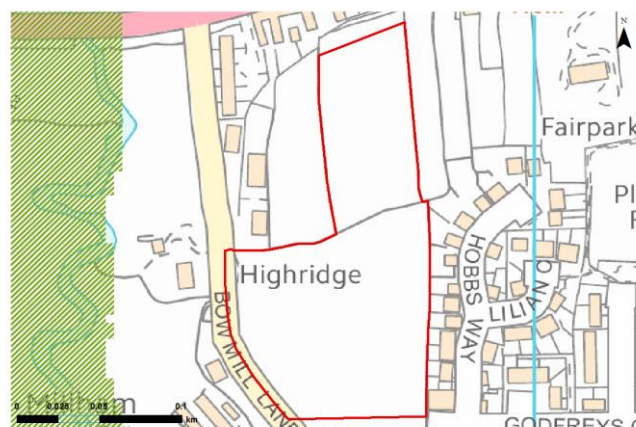


Climate Change:

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

Contains Ordnance Survey data © Crown copyright and database right 2014

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

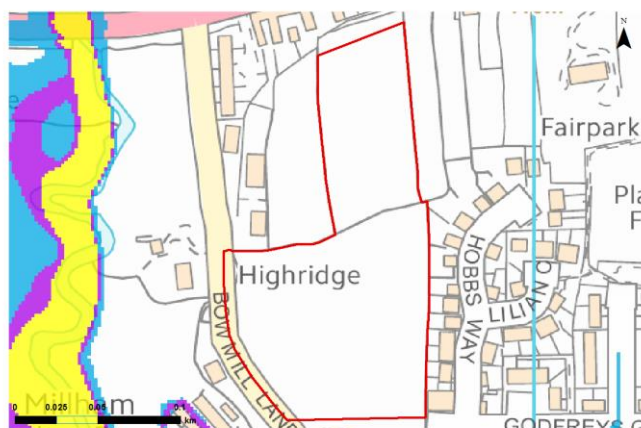


Surface Water:

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

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



Sources of Flood Risk:

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

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		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 River Yeo.

Flood Risk Implications for Development:

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

Land adj to Hollywell, Bow

OSNGR:	272327,101337	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'.

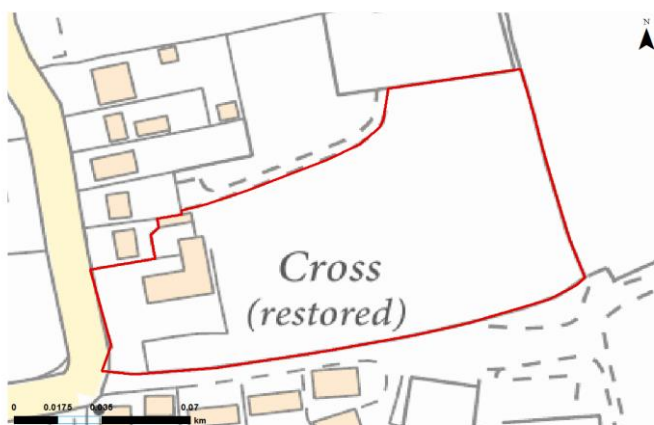
Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test is not required.

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
- Contains Ordnance Survey data © Crown copyright and database right 2014.

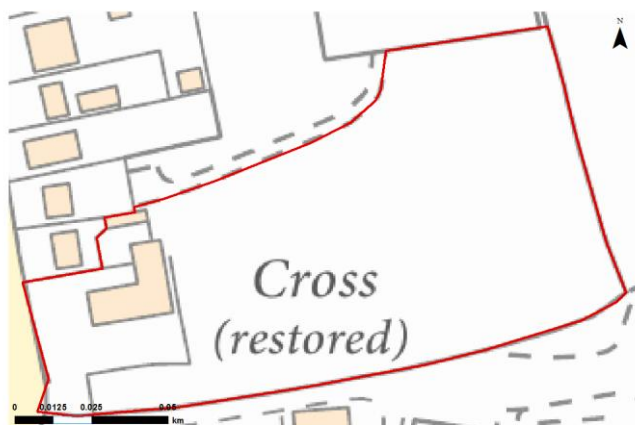


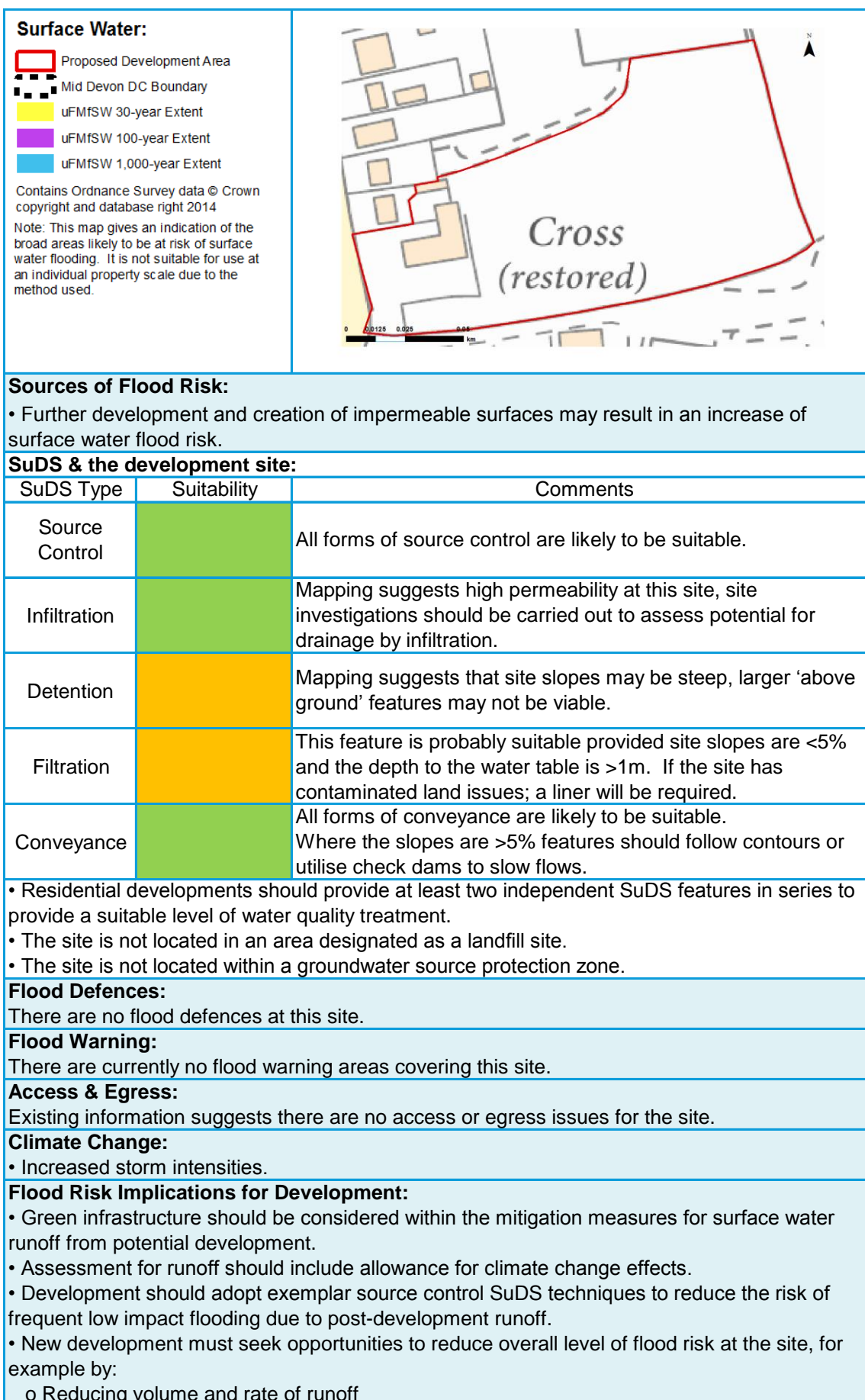
Climate Change:

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

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





South of Iter Cross, Bow

OSNGR:	272786,101669	Area: 0.54ha	Greenfield	
Flood Zone Coverage:		FZ3b	FZ3a	FZ2
		0%	0%	0%
				FZ1
				100%

Exception Test Required?





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

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

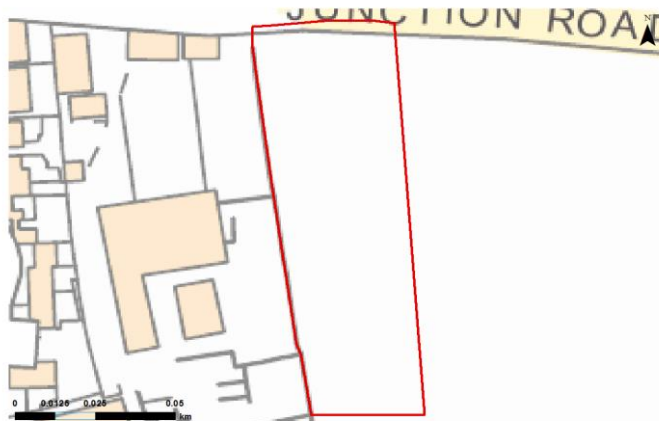
Planning application stage:

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





Flood Zone Map:

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

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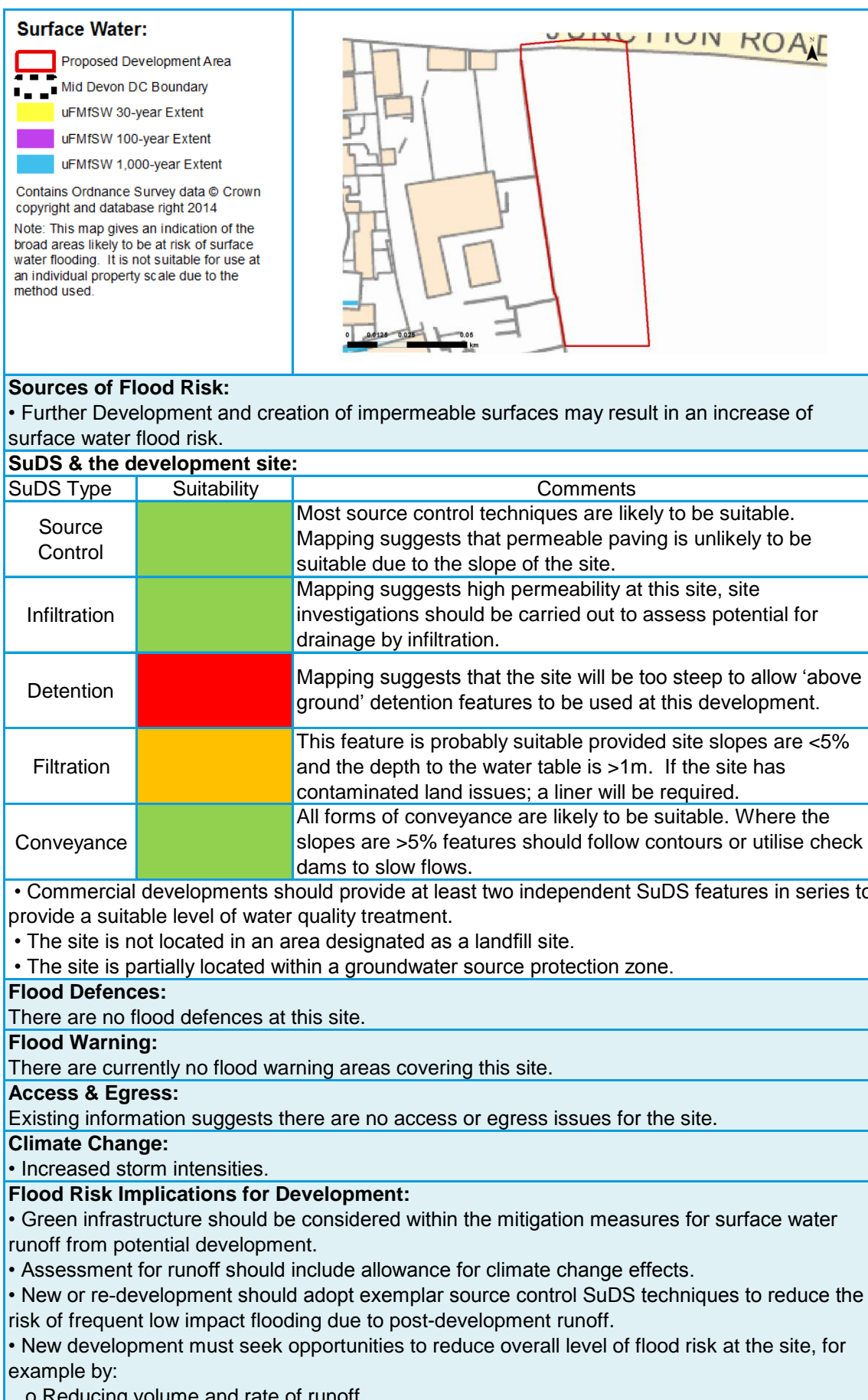
Climate Change:

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

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





South west of Junction Road, Bow

OSNGR:	272740,101563	Area: 0.5ha	Brownfield	
Flood Zone Coverage:	FZ3b	FZ3a	FZ2	FZ1
	0%	0%	0%	100%

Exception Test Required?





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

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

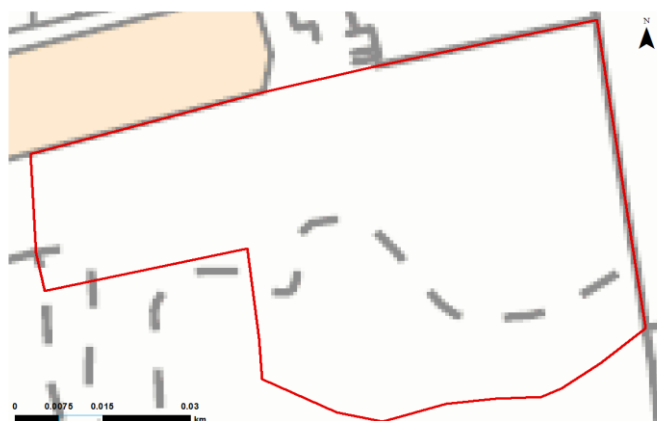
Planning application stage:

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





Flood Zone Map:

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

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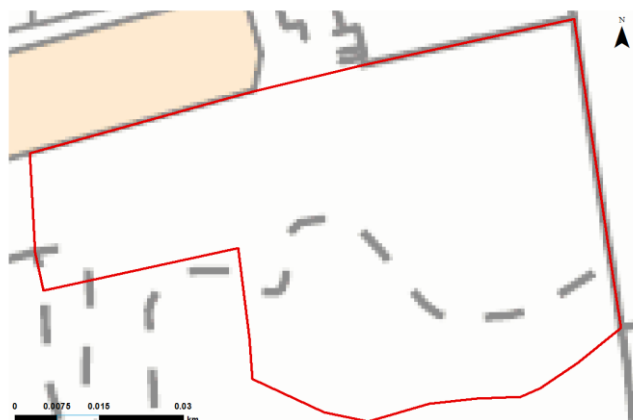


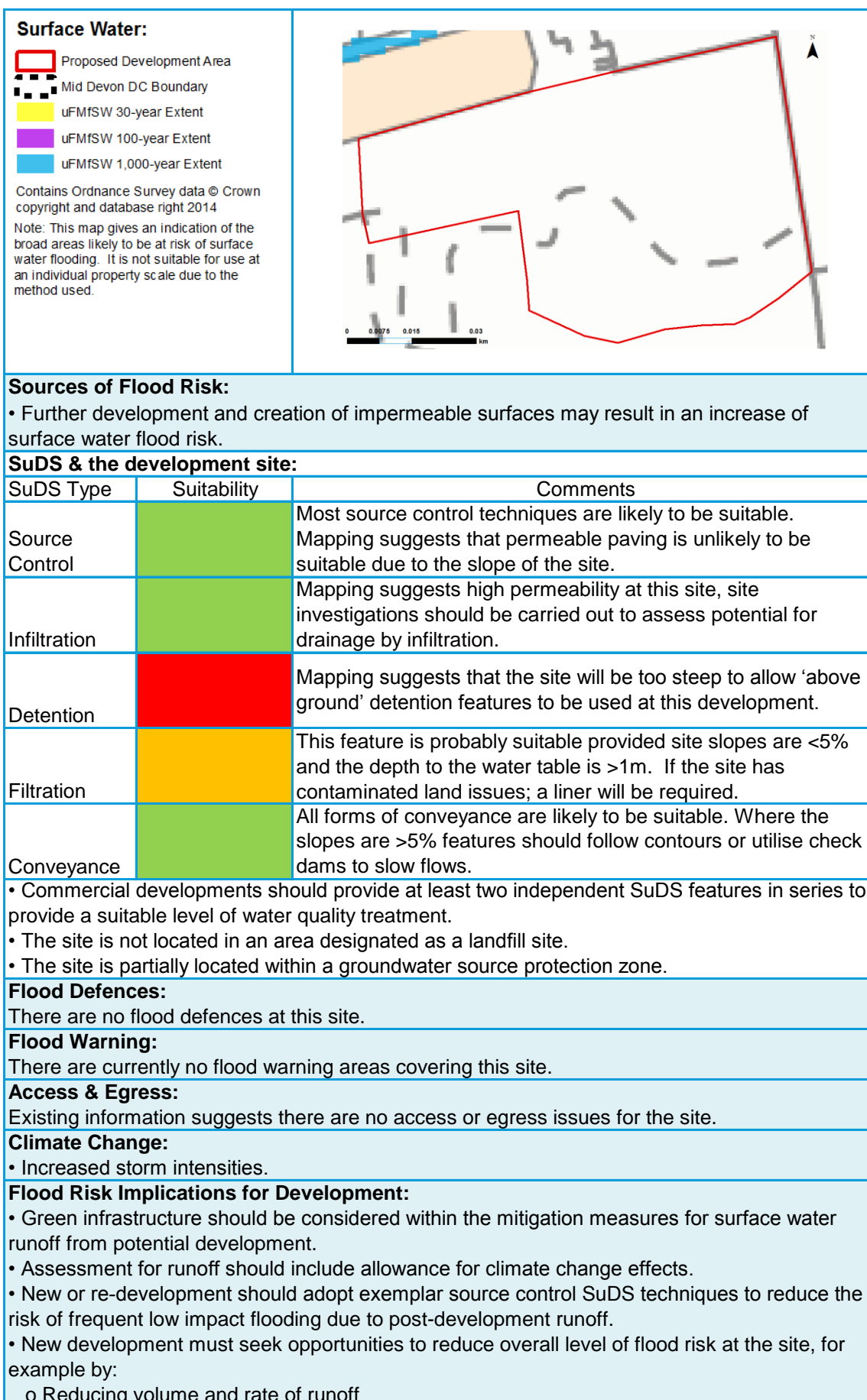
Climate Change:

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

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





West of Godfrey Gardens, Bow

OSNGR:	271901,101483	Area: 0.25ha	Greenfield	
Flood Zone Coverage:	FZ3b	FZ3a	FZ2	FZ1
	0%	0%	0%	100%

Exception Test Required?





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

This site has planning permission granted for six dwellings. Existing information shows this site to be 100% in Flood Zone 1 and, therefore, the Exception Test would not have been required.

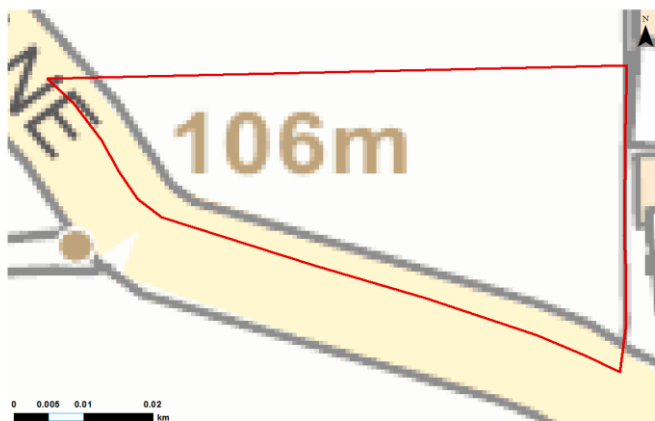
Planning application stage:

- As this site is less than 1ha a site-specific flood risk assessment would not have been prepared at the planning application stage.
- The potential to increase flood risk elsewhere through the addition of hard surfaces and the effect of the new development on surface water run-off should have been considered.





Flood Zone Map:

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

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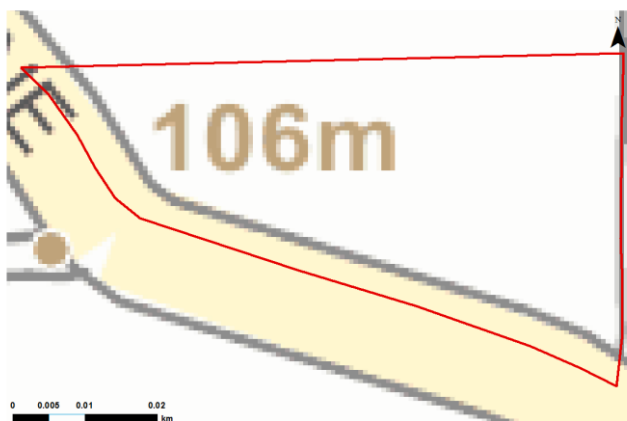


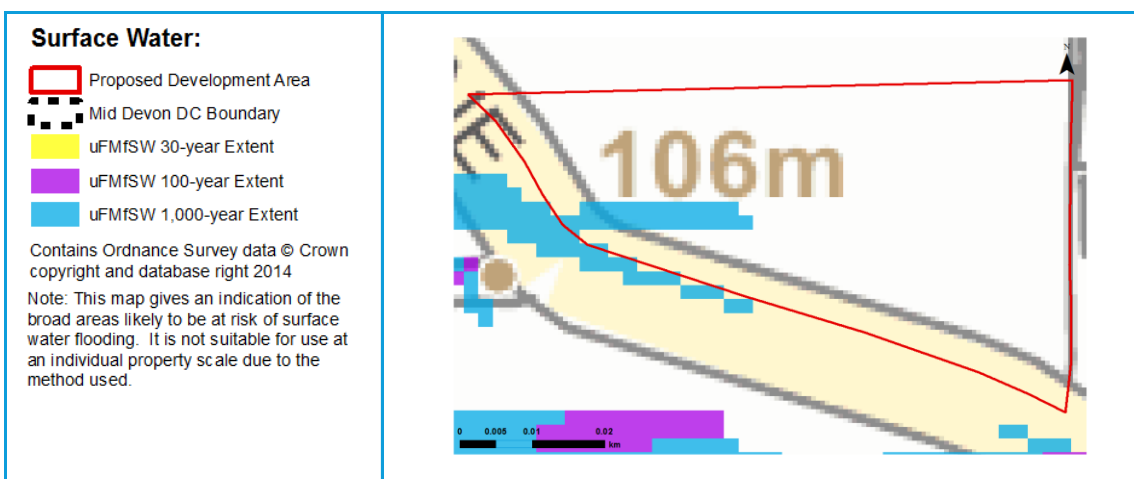
Climate Change:

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

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










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 site slopes may be steep, larger 'above ground' features may not be viable
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.
- Increased water levels in the River Yeo.

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

Hele Road, Bradninch

OSNGR: 299614,103333	Area: 0.31ha		Greenfield	
Flood Zone Coverage:	FZ3b 0%	FZ3a 0%	FZ2 0%	FZ1 100%

Exception Test Required?





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

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

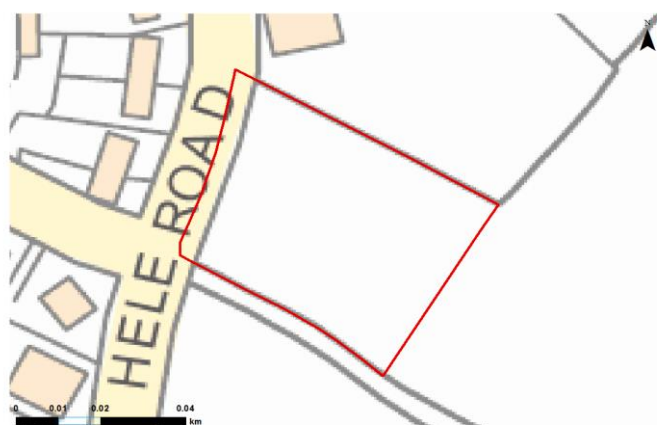
Planning application stage:

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





Flood Zone Map:

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

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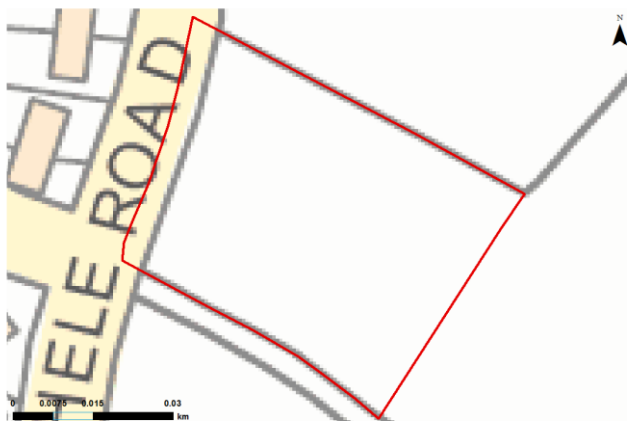


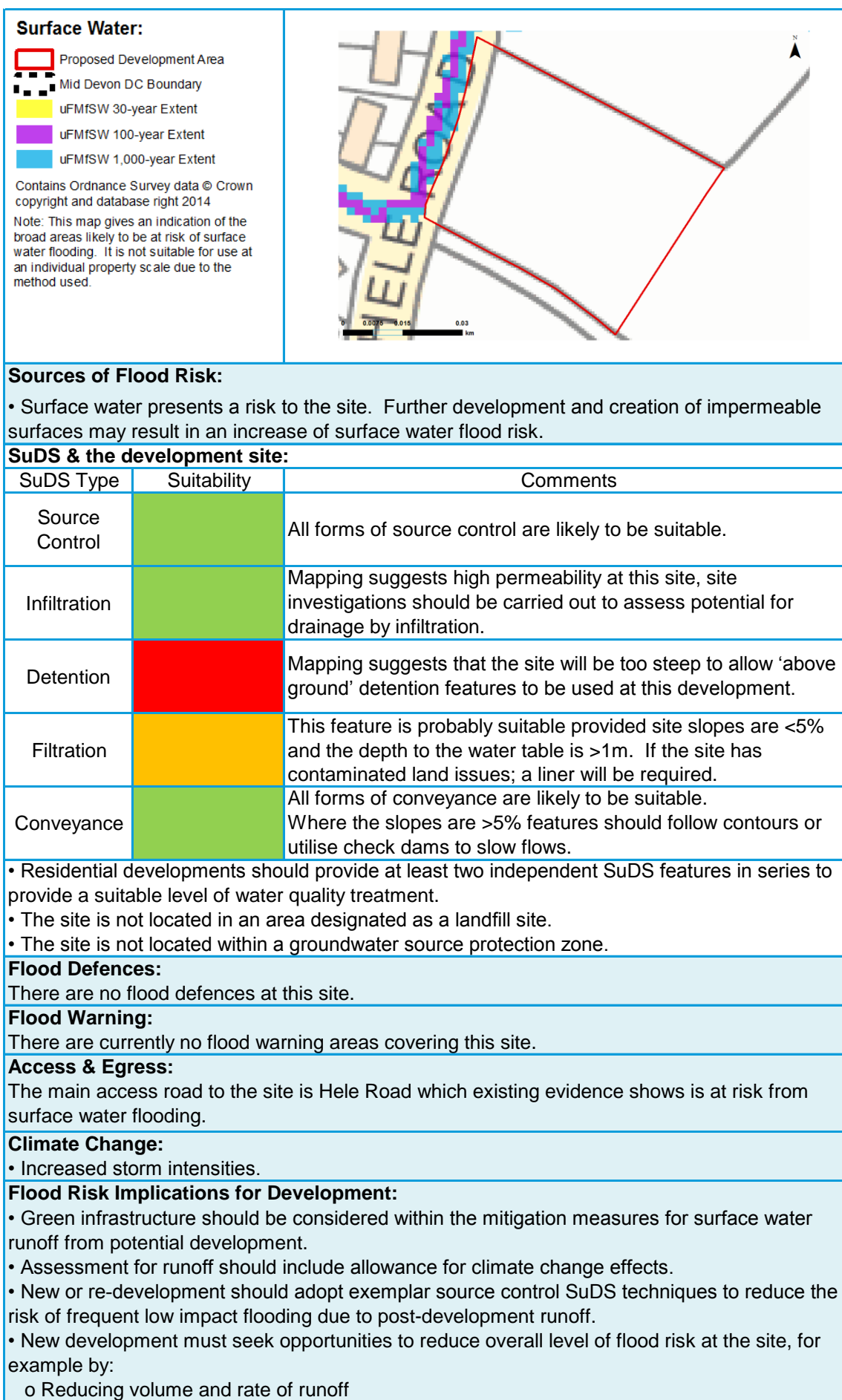
Climate Change:

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

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





Churchyard Field, Burlescombe

OSNGR:	307519,116615	Area: 0.61ha		Greenfield	
Flood Zone Coverage:		FZ3b	FZ3a	FZ2	FZ1
		0%	0%	0%	100%

Exception Test Required?





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

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

Planning application stage:

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





Flood Zone Map:

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

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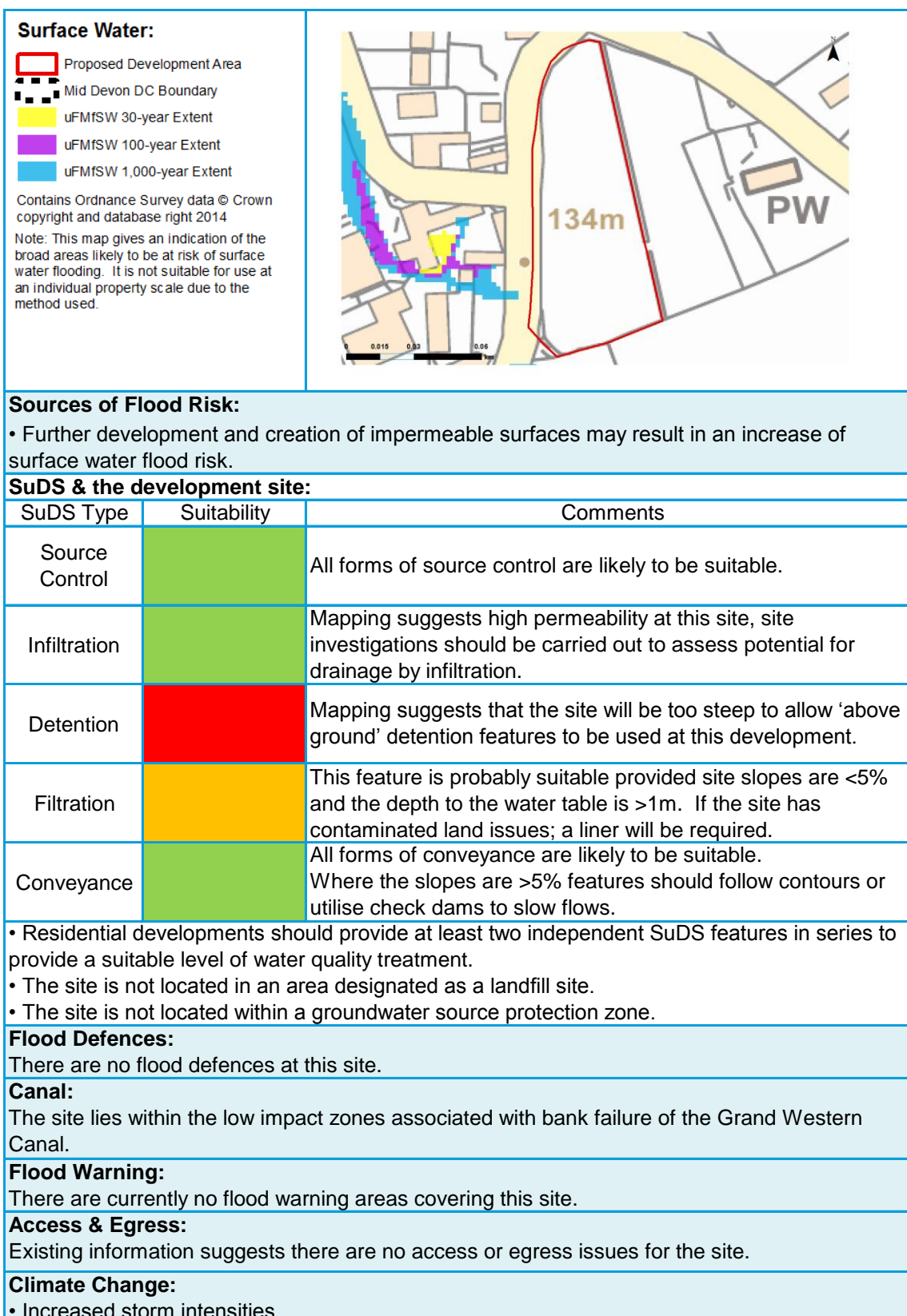
Climate Change:

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

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





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 NW of Homefield, Butterleigh

OSNGR:	297223,108131	Area: 0.77ha		Greenfield	
Flood Zone Coverage:		FZ3b	FZ3a	FZ2	FZ1
		0%	0%	0%	100%

Exception Test Required?





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

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

Planning application stage:

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





Flood Zone Map:

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

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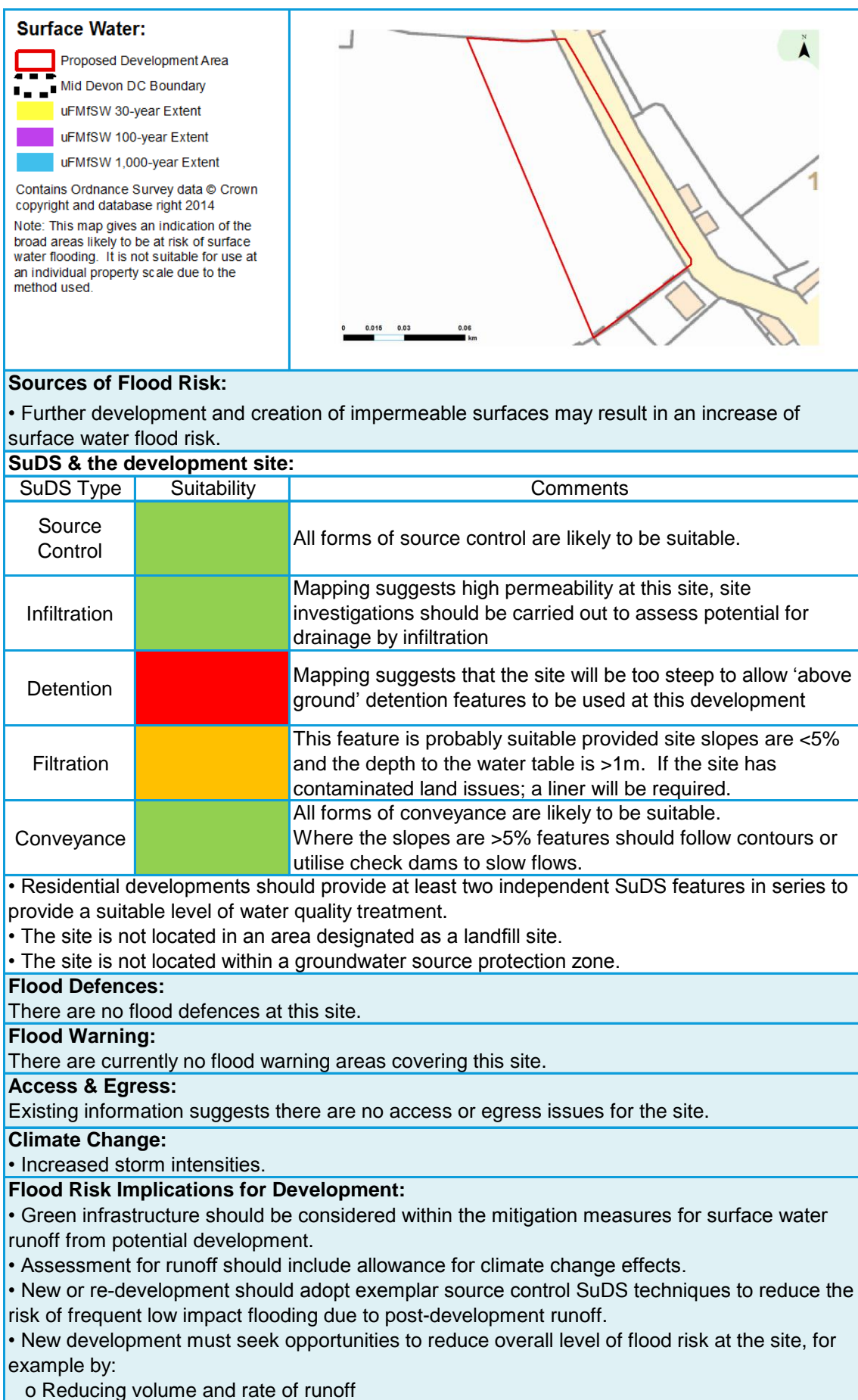
Climate Change:

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

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





Barton, Chawleigh

OSNGR:	270989,112820	Area (amended):	1.38ha	Greenfield
Flood Zone Coverage:	FZ3b	FZ3a	FZ2	FZ1
	0%	0%	0%	100%

Exception Test Required?

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

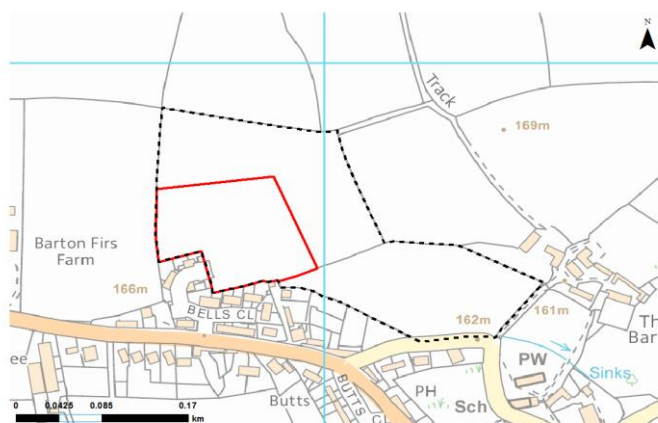
Planning application stage:

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

Flood Zones:

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

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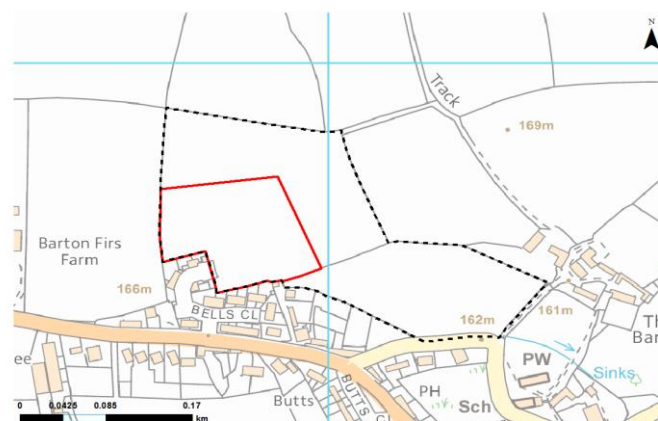


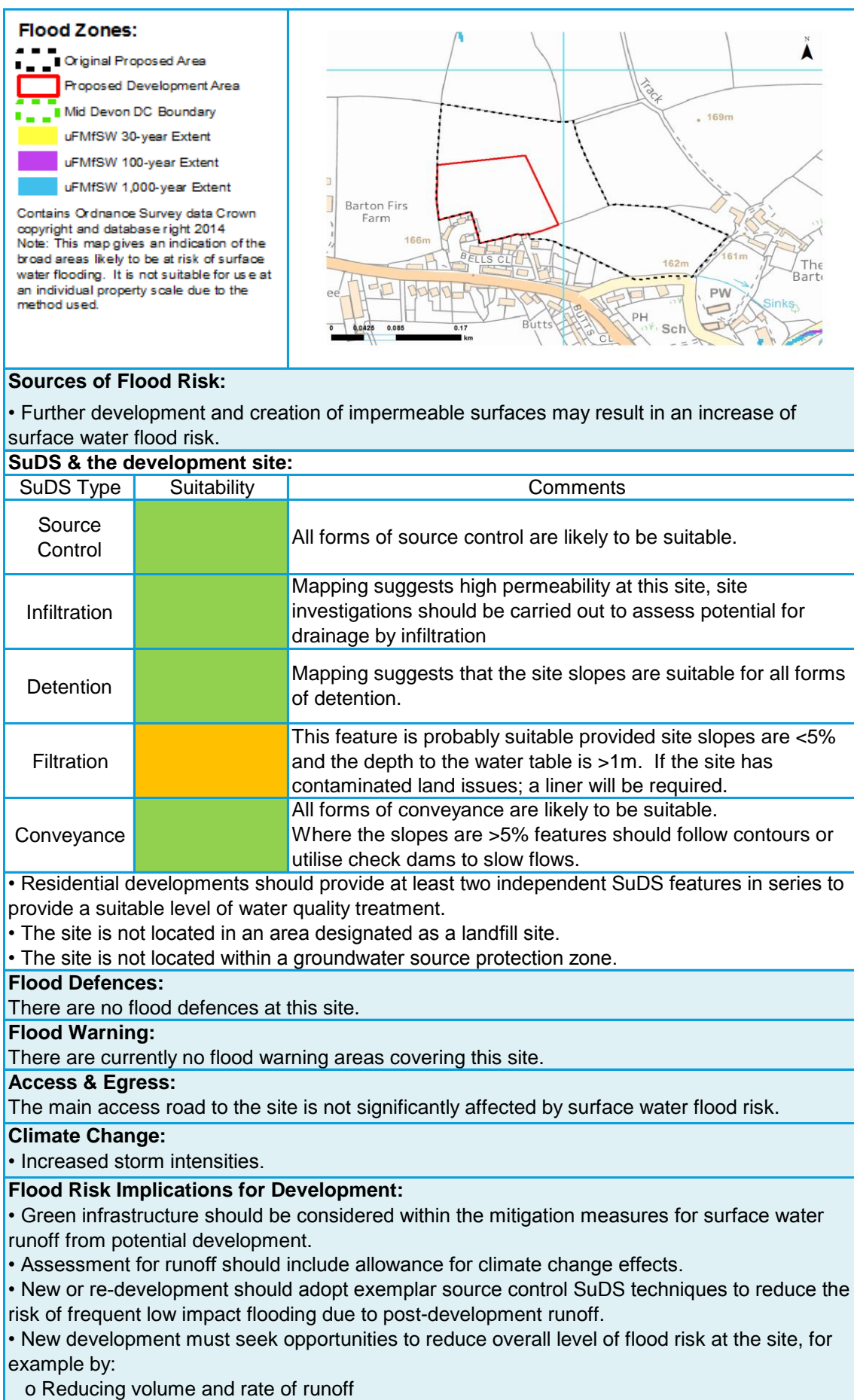
Climate Change:

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

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





Tower Meadow, Chawleigh

OSNGR:	271124,112647	Area: 0.46ha		Greenfield	
Flood Zone Coverage:		FZ3b	FZ3a	FZ2	FZ1
		0%	0%	0%	100%

Exception Test Required?





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

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

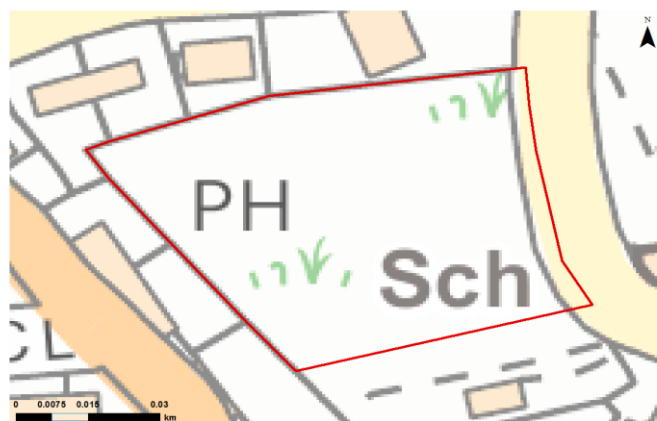
Planning application stage:

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





Flood Zone Map:

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

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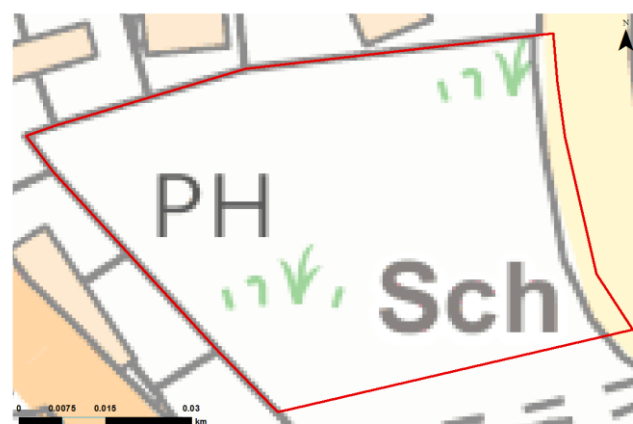


Climate Change:






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

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

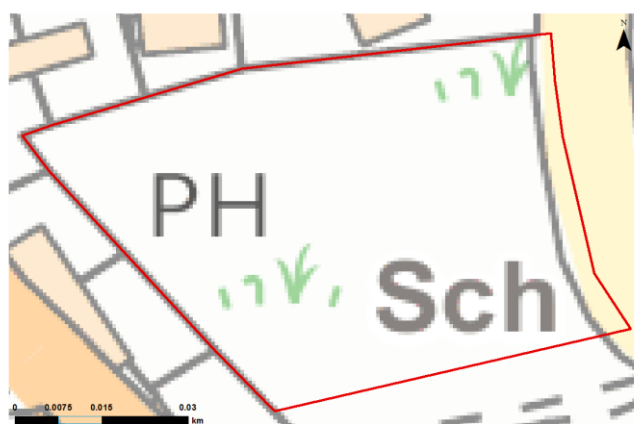


Surface Water:

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

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



Sources of Flood Risk:

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

SuDS & the development site:

SuDS Type	Suitability	Comments
Source Control		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