



East Devon District Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables






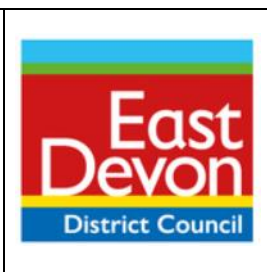
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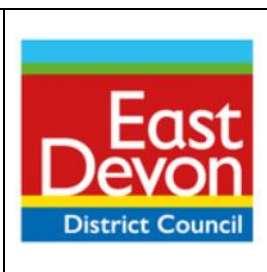


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Site Code	Whim_11	
Address	Land east of Slewtton Crescent, Whimble	
	Flood characteristics: Groundwater levels on site are shown to be predominantly 'low risk' with a small area to the north of the site where levels are either at or very near (within 0.025m of) the ground surface during a 1% AEP groundwater flood event.	
Sewers	No evidence of sewer flooding has been identified at or near the development site.	
Flood history	The site is not shown to be located within the Environment Agency's Recorded Flood Outlines extent. There are no flooding incidents within Devon County Council's dataset recorded within 100m of the site.	
Policy zones		
Critical drainage areas	<p>The site is located within the Whimble Critical Drainage Area. Information on the Whimble CDA can be found on the Devon County Council website: https://www.devon.gov.uk/floodriskmanagement/planning-and-development/</p> <p>See the <i>Broad-scale assessment of possible SuDS</i> Section for more details of the drainage requirements for this site.</p> <p>Mapping: Whim_11 - Critical Drainage Area</p>	
Coastal change management areas	The site is not located within a coastal change management area.	
Flood risk management infrastructure		
Existing defences	The Environment Agency's AIMS dataset shows there are no formal flood defences within the vicinity of the site.	
Emergency planning		
Flood warning	<p>A small area to the north of the site has been identified to be located within an area of flood alerts for the Rivers Clyst and Culm and their tributaries.</p> <p>The site has not been identified to be in an area of flood warning.</p> <p>Mapping: Whim_11 - Flood Warnings and Alerts</p>	
Access and egress	Access and egress during the 1% AEP plus climate change event is likely to be possible along the road to the south of the site. Access and egress is shown to be largely unaffected with shallow depths less than 0.3m, with small, localised depths up to 0.32m shown in the 1% AEP plus climate change surface water modelling.	
Requirements for drainage control and impact mitigation		
Broad-scale assessment of possible SuDS	Geology and Soils <p>The geology consists of mudstone, siltstone and sandstone. There are no superficial deposits identified within the BGS mapping at the proposed</p>	



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	<ul style="list-style-type: none"> • Opportunities to incorporate source control techniques such as green roofs, permeable surfaces and rainwater harvesting must be considered in the design of the site. • SuDS are to be designed so that they are easy to maintain, and it should be set out who will maintain the system, how the maintenance will be funded and should be supported by an appropriately detailed maintenance and operation manual. • SuDS should be designed with a holistic approach, combining ecology, landscape and drainage requirements specific to the site, incorporating Biodiversity Net Gain requirements. • Opportunities to incorporate filtration techniques such as filter strips, filter drains and bioretention areas must be considered. Consideration should be made to the existing condition of receiving waterbodies and their Water Framework Directive objectives for water quality. The use of multistage SuDS treatment will improve water quality of surface water runoff discharged from the site and reduce the impact on receiving water bodies. • The potential to utilise conveyance features such as swales to intercept and convey surface water runoff should be considered. Conveyance features should be located on common land or public open space to facilitate ease of access. • SuDS should be designed in line with Devon County Councils SuDS Guidance. https://www.devon.gov.uk/floodriskmanagement/document/sustainable-drainage-system-guidance-for-devon-2023/#dcc-documents-cpt-contents 	
NPPF and planning implications		
Exception Test requirements (Local Authority considerations)	<p>The Local Authority will need to confirm that the Sequential Test has been carried out in line with national guidelines. The Sequential Test will need to be passed before the Exception Test is applied.</p> <p>The NPPF classifies the usage as “More Vulnerable”; this type is taken into consideration for the Exception Test.</p> <p>The site is partially located within Flood Zone 2 and 3, and the 0.1% AEP surface water extent, however providing development is proposed to the south of the site (outside of the areas at risk), the Exception Test is not required for this site. Should development be proposed within Flood Zone 2 or 3, the Exception Test will be required.</p>	
Requirements and guidance for site-specific Flood Risk Assessment (Developer considerations)	<p>Flood Risk Assessment:</p> <p>The Level 1 SFRA has more guidance on the requirements for site specific Flood Risk Assessments and relevant policies and information applicable to development within East Devon District Council.</p> <ul style="list-style-type: none"> • Consultation with the East Devon District Council, and where relevant South West Water, Devon County Council, and the Environment Agency should be undertaken at an early stage. • Developers should consult with South West Water to ensure that the development aims to help achieve the targets of the Drainage and Wastewater Management Plan. 	



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