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

Site Code	**GH-ED-72a**
Address	Land at Meeting Lane, Lympstone, East Devon.
Area	1.5 hectares
Current land use	Greenfield
Proposed land use	Residential
Flood Risk Vulnerability	More vulnerable
Sources of flood risk	
Location of site	The site is located northeast of Lympstone, east of Nutwell Road and north of Meeting Lane. The site is located 560m north of the Wotton Brook and 550m east of the River Exe.
Topography	The Environment Agency's 1m resolution 2022 Composite LiDAR shows that the topography of the site declines from the south at 34.1mAOD to 23.2mAOD in the northwest, with a continuous gradient. The gradient is less than 6%, therefore the site is considered to have a gentle slope, and topography is unlikely to affect any proposed SuDS features. The catchment drains northwest, towards the River Exe.
Existing drainage features	It should be noted that the drainage path flows towards an unnamed watercourse in Nutwell Park to the northeast of the site, before draining into the River Exe. Information provided by Devon County Council shows that the site is crossed by a drainage network, and there is proposal for an adjacent system to cross the site from a neighbouring developer. These two systems will need to be considered and accounted for when developing the site.
Fluvial	The proposed development site has not been identified to be in an area at risk of fluvial flooding.
Fluvial plus climate change	The proposed development site has not been identified to be in an area at risk of fluvial flooding.
Surface Water	**Available data and mapping:** Environment Agency's Risk of Flooding from Surface Water dataset for the 3.3%, 1% and 0.1% AEP events. As agreed with the Environment Agency, it should be noted that the data discussed below relates to the available surface water data prior to March 2025, as the data released in March 2025 does not include depth, hazard and velocity information. A comparison of the two surface water flooding datasets is discussed below and are detailed within the Site Screening document undertaken as part of the Level 2 SFRA**.** GH/ED/72a - Surface Water 3.3% AEP – Depth GH/ED/72a - Surface Water 3.3% AEP – Hazard GH/ED/72a - Surface Water 3.3% AEP - Velocity GH/ED/72a - Surface Water 1% AEP – Depth GH/ED/72a - Surface Water 1% AEP – Hazard GH/ED/72a - Surface Water 1% AEP - Velocity

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Address	Land at Meeting Lane, Lympstone, East Devon.
	GH/ED/72a - Surface Water 0.1% AEP – Depth GH/ED/72a - Surface Water 0.1% AEP – Hazard GH/ED/72a - Surface Water 0.1% AEP – Velocity **Data analysis:** **3.3% AEP (1 in 30 year) event:** Proportion - 3% Max Depth – 0.6m — Mean Depth – 0.29m Max Velocity – 0.67m/s — Mean Velocity – 0.26m/s Max Hazard – 1.3 — Mean Hazard – 0.96 **1% AEP (1 in 100 year) event:** Proportion - 8% Max Depth – 0.68m — Mean Depth – 0.22m Max Velocity – 1.11m/s — Mean Velocity – 0.48m/s Max Hazard – 1.35 — Mean Hazard – 0.84 **0.1% AEP (1 in 1000 year) event:** Proportion - 17% Max Depth – 0.79m — Mean Depth – 0.2m Max Velocity – 1.5m/s — Mean Velocity – 0.75m/s Max Hazard – 1.45 — Mean Hazard – 0.81 **Flood characteristics:** During the 3.3% AEP event, 3% of the site is shown to be at risk of flooding, located in a localised depression along the northwestern site boundary. As the durations increase the flood extent is shown to increase in a southeasterly direction following a topographical valley, before extending out onto Meeting Lane to the east of the site and onto Nutwell Road flowing northwest across Nutwell Park during the 0.1% AEP event. The mean depth, velocity and hazard within the 0.1% AEP event are shown to be 0.2m, 0.75m/s and 0.81 (a 'Danger to some') respectively. During a comparison with the March 2025 NaFRA2 dataset, the flow path is shown to be similar, extending from Nutwell Road to Meeting Lane, however the flood extent is shown to cover a much smaller proportion of the site. • 3.3% AEP – 4% • 1% AEP – 4% • 0.1% AEP - 8%
Surface water plus climate change	Environment Agency's Risk of Flooding from Surface Water dataset for the 3.3%, 1% and 0.1% AEP events with 65% Climate Change scenarios. As agreed with the Environment Agency, it should be noted that the data discussed below relates to the available surface water data prior to March 2025, as the data released in March 2025 does not include depth, hazard and velocity information for climate change scenarios. GH/ED/72a - Surface Water 3.3% AEP plus 65% Climate Change – Depth GH/ED/72a - Surface Water 3.3% AEP plus 65% Climate Change – Hazard GH/ED/72a - Surface Water 3.3% AEP plus 65% Climate Change - Velocity GH/ED/72a - Surface Water 1% AEP plus 65% Climate Change – Depth GH/ED/72a - Surface Water 1% AEP plus 65% Climate Change – Hazard GH/ED/72a - Surface Water 1% AEP plus 65% Climate Change - Velocity

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Address	Land at Meeting Lane, Lympstone, East Devon.
	GH/ED/72a - Surface Water 0.1% AEP plus 65% Climate Change – Depth GH/ED/72a - Surface Water 0.1% AEP plus 65% Climate Change – Hazard GH/ED/72a - Surface Water 0.1% AEP plus 65% Climate Change - Velocity **Management Catchment:** GH/ED/72a is located within the East Devon Management Catchment. The Environment Agency guidance recommends that the Upper End allowance is considered for both the 3.3% and 1% AEPs for the 2070's epoch, unless the allowance for the 2050's epoch is higher, in which case this should be used. This is appropriate for development with a lifetime beyond 2100. The recommended uplift on peak rainfall intensity for the 3.3% AEP is 40% and for the 1% AEP is 45%. As Risk of Flooding from Surface Water data with a 65% uplift was already available this has been used as the best available data for the 3.3%, 1% and 0.1% AEPs. **Data analysis:** **3.3% AEP (1 in 30 year) plus 65% climate change event:** Proportion - 12% Max Depth – 0.72m — Mean Depth – 0.2m Max Velocity – 1.17m/s — Mean Velocity – 0.59m/s Max Hazard – 1.37 — Mean Hazard – 0.79 **1% AEP (1 in 100 year) plus 65% climate change event:** Proportion - 17% Max Depth – 0.78m — Mean Depth – 0.2m Max Velocity – 1.5m/s — Mean Velocity – 0.73m/s Max Hazard – 1.43 — Mean Hazard – 0.81 **0.1% AEP (1 in 1000 year) plus 65% climate change event:** Proportion - 24% Max Depth – 0.89m — Mean Depth – 0.22m Max Velocity – 1.94m/s — Mean Velocity – 0.98m/s Max Hazard – 1.61 — Mean Hazard – 0.88 **Flood characteristics:** The site is shown to be at risk of flooding in all scenarios with flooding extending from the northwest down to Meeting Lane in all events. The flood extent is shown to increase to 24% during the 0.1% AEP plus 65% climate change event with an average depth, velocity and hazard of 0.22m, 0.98m/s and 0.88 (a 'Danger to some') respectively.
Reservoir	The site is not located near to a Wet or Dry day reservoir flooding extent, according to the Environment Agency's reservoir flood mapping.
Groundwater	**Available data and mapping:** The JBA Groundwater Flood Data Map (GW5) is provided as a 5m resolution grid. GH/ED/72a - Groundwater Emergence **Flood characteristics:** Groundwater levels on site are shown to be 'low risk' across the development site, with a number of small pixels containing levels between 0.025m and 0.5m below the ground surface, along the northern boundary, during a 1% AEP groundwater flood event.

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Sewers	No evidence of sewer flooding has been identified at or near the development site. South West Water's sewer network shapefile shows there is a sewer network adjacent to the site in Edinburgh Crescent and therefore developers should refer to South West Water's guidance. A sewer requisition may be required to manage excess flows which cannot be dealt with on site. Information provided by Devon County Council shows that there is proposal for an adjacent system to cross the site from a neighbouring developer. These two systems will need to be considered and accounted for when developing the 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	The site has not been identified to be located within a critical drainage area. Mapping: GH/ED/72a - Critical Drainage Area
Coastal change management areas	The site has not been identified to be 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	The site has not been identified to be located within an area of flood warning or alerts. Mapping: GH/ED/72a - Flood Warnings and Alerts
Access and egress	Access and egress is shown to be largely unaffected during all assessed events, with depths of up to 0.25m along Meeting Lane to the southeast of the site during the 1% AEP plus climate change surface water modelling. It should be noted that a flow path is shown to bisect the site, which may cause access and egress issues between the northern and southern portions and should be investigated within a site-specific assessment during detailed design. The maximum hazard rating identified on site within the 0.1% AEP plus 65% climate change surface water flooding extent is shown to be a 'Danger to most', however the mean hazard is shown to be a 'Danger to some'. The majority of the site is not shown to be at risk of flooding.

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	It may therefore be necessary that a Flood Response Plan is developed. This should be prepared in line with the ADEPT guidance on Flood Risk Emergency Plans for New Development as part of a planning application.
Requirements for drainage control and impact mitigation	
Broad-scale assessment of possible SuDS	**Geology and Soils** The geology consists of mudstone, siltstone, and sandstone, with sand and gravel superficial deposits. The soils are shown to be freely draining slightly acid loamy soils. This suggests that infiltration may be a viable means of surface water disposal. **SuDS** In line with Defra's National Standards for Sustainable Drainage Systems, runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy: • Priority 1: collected for non-potable use • Priority 2: infiltrated to ground • Priority 3: discharged to an above ground surface water body • Priority 4: discharged to a surface water sewer, or another piped surface water drainage system • Priority 5: discharged to a combined sewer • The site is located within a Nitrate Vulnerable Zone. Therefore, early engagement with the LLFA and the EA is recommended to determine requirements for the site to manage the impact to surrounding watercourses. Consideration of water quality is likely to be of high importance and demonstrated through the use of the Simple Index Approach. • The site has not been identified to be located within a historic landfill site or a groundwater Source Protection Zone. • Groundwater levels are shown to be low risk across the proposed development site during a 1% AEP flood event, also suggesting that infiltration may be viable. The infiltration potential of the site should therefore be confirmed through infiltration testing, in line with BRE 365. • Surface water discharge rates should not exceed pre-development discharge rates for the site and should be designed to be as close to greenfield runoff rates as reasonably practical in consultation with the LLFA. It may be possible to reduce site runoff by maximising the permeable surfaces on site using a combination of permeable surfacing and soft landscaping techniques. • SuDS measures should follow the discharge hierarchy, and if it is proposed to discharge runoff to a watercourse or sewer system, the condition and capacity of the receiving watercourse or asset should be confirmed through surveys and the discharge rate agreed with the asset owner. • Due to the topography, any surface water not intercepted via infiltration will drain via gravity to the northwestern boundary. It is therefore recommended that the LLFA and the EA are consulted about viable

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	discharge locations for surface water from the site and their attenuation potential.	
Opportunities for wider sustainability benefits and integrated flood risk management	• Implementation of SuDS at the site could provide opportunities to deliver multiple benefits including volume control, water quality, amenity and biodiversity. This could also provide wider sustainability benefits to the site and surrounding area. Proposals to use SuDS techniques should be discussed with relevant stakeholders (LPA, LLFA and EA) at an early stage to understand possible constraints. • The design of the surface water management proposals should take into account the impacts of future climate change over the projected lifetime of the development. • 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, and 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		

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Exception Test requirements **(Local Authority considerations)**	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. The NPPF classifies the usage as "More Vulnerable", this type is taken into consideration for the Exception Test. The entire proposed development site is located within Flood Zone 1. There is some surface water flood risk. As a result, the Exception Test is not required. However, a site-specific flood risk assessment would still need to demonstrate that the development is safe for its lifetime without impacting on flood risk elsewhere.

Requirements and guidance for site-specific Flood Risk Assessment
 	
(Developer considerations)
	Flood Risk Assessment:
	
	The Level 1 SFRA has more guidance on this section and any relevant policies and information applicable to development within East Devon District Council.
	
	• Consultation with 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.
	• Development plans should use the Level 1 and 2 SFRA for East Devon District Council, as well as the Local Flood Risk Management Strategy to identify cumulative flood risk issues. It should also promote an integrated approach to water management.
	• The site is located within a medium risk Cumulative Impact Assessment (CIA) catchment and therefore specific CIA policy documents are applicable to this site.
	
	Guidance for site design and making development safe:
	
	• The developer will need to show, through an FRA, that future users of the development will not be placed in danger from flood hazards throughout its lifetime. It is for the applicant to show that the development meets the objectives of the NPPF's policy on flood risk. For example, how the operation of any mitigation measures can be safeguarded and maintained effectively through the lifetime of the development. (Para 048 Flood Risk and Coastal Change PPG).
	• As outlined in the PPG, the Finished Floor Levels of the development should be raised to a minimum of whichever is higher of 600mm above the:
	  ◦ Average ground level of the site,
	  ◦ Adjacent road level to the building,
	  ◦ Estimated river or sea flood level.
	
	• It is suggested that flood resilient design is adopted in the construction of development. The PPG sets out that flood resistant material that have low permeability should be used to at least 600mm above the estimated flood level; flood resilient materials to at least

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	600mm above the estimated flood level and raising of electrical equipment at least 600mm above the estimated flood level. • The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy, so runoff magnitudes from the development are not increased by development across any ephemeral surface water flow routes. A drainage strategy should help inform site layout and design to ensure runoff rates do not exceed greenfield rates. • Arrangements for safe access and egress are likely to be possible, however these will need to be considered further within a site-specific FRA for the surface water events with an appropriate allowance for climate change, using the depth, velocity, and hazard outputs.

Key messages

The site is generally identified to be at low risk due to its location within Flood Zone 1, with a limited surface water extent. Development is likely to progress if:

- Development is placed outside of the areas at risk from surface water flooding, and a site-specific FRA is undertaken to assess the risk of surface water flooding in relation to the proposed development.
- Infiltration rates are assessed on site as part of a drainage strategy.
- Consideration is given to the safe access and egress to the site during the design flood event. A Flood Response Plan could be prepared in line with ADEPT guidance.
- There is early engagement with the LLFA and the EA on the proposed SuDS measures and infiltration rate to discuss requirements on the site meeting relevant conditions due to the sites location within a Nitrate Vulnerable Zone.
- Cumulative Impact Assessment policy documents must be understood, and the cumulative impact of development should be considered.
- Developers will need to consult with South West Water and consider the existing and proposed sewer network when developing the site.

The Environment Agency regularly reviews their flood risk mapping, and it is important that the Local Planning Authority, Lead Local Flood Authority and Environment Agency are approached to determine whether updated information is available prior to commencing a detailed Flood Risk Assessment.