
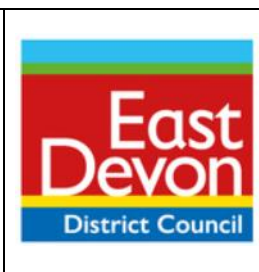

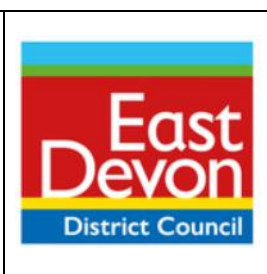



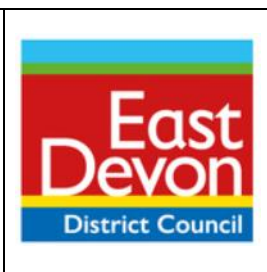




East Devon District Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables



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Site Code	GH-ED-72a																									
Address	Land at Meeting Lane, Lypstone, East Devon.																									
	<p>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</p> <p>Data analysis:</p> <p>3.3% AEP (1 in 30 year) event:</p> <table border="0" style="width: 100%;"> <tr> <td>Proportion - 3%</td> <td></td> </tr> <tr> <td>Max Depth – 0.6m</td> <td>Mean Depth – 0.29m</td> </tr> <tr> <td>Max Velocity – 0.67m/s</td> <td>Mean Velocity – 0.26m/s</td> </tr> <tr> <td>Max Hazard – 1.3</td> <td>Mean Hazard – 0.96</td> </tr> </table> <p>1% AEP (1 in 100 year) event:</p> <table border="0" style="width: 100%;"> <tr> <td>Proportion - 8%</td> <td></td> </tr> <tr> <td>Max Depth – 0.68m</td> <td>Mean Depth – 0.22m</td> </tr> <tr> <td>Max Velocity – 1.11m/s</td> <td>Mean Velocity – 0.48m/s</td> </tr> <tr> <td>Max Hazard – 1.35</td> <td>Mean Hazard – 0.84</td> </tr> </table> <p>0.1% AEP (1 in 1000 year) event:</p> <table border="0" style="width: 100%;"> <tr> <td>Proportion - 17%</td> <td></td> </tr> <tr> <td>Max Depth – 0.79m</td> <td>Mean Depth – 0.2m</td> </tr> <tr> <td>Max Velocity – 1.5m/s</td> <td>Mean Velocity – 0.75m/s</td> </tr> <tr> <td>Max Hazard – 1.45</td> <td>Mean Hazard – 0.81</td> </tr> </table> <p>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.</p> <p>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.</p> <ul style="list-style-type: none"> • 3.3% AEP – 4% • 1% AEP – 4% • 0.1% AEP - 8% 		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	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	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
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Surface water plus climate change	<p>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.</p> <p>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</p>																									

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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	<p>Available data and mapping: The JBA Groundwater Flood Data Map (GW5) is provided as a 5m resolution grid.</p> <p>GH/ED/72a - Groundwater Emergence</p> <p>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.</p>																									

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Sewers	<p>No evidence of sewer flooding has been identified at or near the development site.</p> <p>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.</p> <p>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.</p>	
Flood history	<p>The site is not shown to be located within the Environment Agency's Recorded Flood Outlines extent.</p> <p>There are no flooding incidents within Devon County Council's dataset recorded within 100m of the site.</p>	
Policy zones		
Critical drainage areas	<p>The site has not been identified to be located within a critical drainage area.</p> <p>Mapping: GH/ED/72a - Critical Drainage Area</p>	
Coastal change management areas	<p>The site has not been identified to be located within a coastal change management area.</p>	
Flood risk management infrastructure		
Existing defences	<p>The Environment Agency's AIMS dataset shows there are no formal flood defences within the vicinity of the site.</p>	
Emergency planning		
Flood warning	<p>The site has not been identified to be located within an area of flood warning or alerts.</p> <p>Mapping: GH/ED/72a - Flood Warnings and Alerts</p>	
Access and egress	<p>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.</p> <p>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.</p>	

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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	<p>Geology and Soils</p> <p>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.</p> <p>SuDS</p> <p>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:</p> <ul style="list-style-type: none"> • 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 <ul style="list-style-type: none"> • 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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Strategic Flood Risk Assessment
Detailed Site Summary Tables**



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GH-ED-72a

Address

Land at Meeting Lane, Lypstone, East Devon.

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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Land at Meeting Lane, Lymptstone, East Devon.

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.