
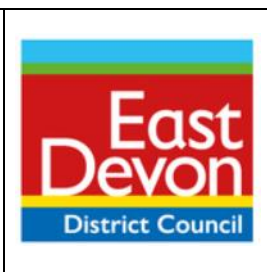
	East Devon District Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables	
Site Code	Axmi_17	
Address	Land southeast of the A358	
Area	1.0 hectares	
Current land use	Greenfield	
Proposed land use	Mixed Use	
Flood Risk Vulnerability	More vulnerable	
Sources of flood risk		
Location of site	<p>The site is located to the northeast of Axminster, southeast of the A358 and south of First Avenue.</p> <p>The site is located 300m northeast of the Mill Brook and approximately 600m east of the River Axe.</p>	
Topography	<p>The Environment Agency's 1m resolution 2022 Composite LiDAR shows that the topography of the site declines from the southeast (53mAOD) to the northwest (46.5mAOD) with a continuous gradient. The gradient is approximately 5%, therefore the site is considered to have a gentle slope, and is unlikely to affect any proposed SuDS features.</p> <p>The catchment drains west before joining the River Axe.</p>	
Existing drainage features	No existing drainage features have been identified on site, with the exception of the watercourse to the west of the site.	
Fluvial	<p>Available data and mapping: Environment Agency Flood Map for Planning for Rivers and Sea.</p> <p>Data analysis: Details of the sites location within each Flood Zone are provided within the SFRA Site Screening Appendix.</p> <p>Flood characteristics: The site is partially located within Flood Zone 2 and 3 to the northwest of the site. The remainder (the majority) of the site is located within Flood Zone 1.</p> <ul style="list-style-type: none"> • Flood Zone 1 represents areas which have less than 1 in 1000 (0.1%) chance of river flooding in a given year. • Flood Zone 2 represents areas which have less than 1 in 100 (1%) but greater than 1 in 1000 (0.1%) chance of river flooding in a given year. • Flood Zone 3 representing an area greater than 1 in 100 (1%) chance of river flooding in a given year. <p>As there is no detailed modelling available for this site, Flood Zone 3a has been used as a proxy for Flood Zone 3b. Detailed modelling should be undertaken as part of a detailed site-specific Flood Risk Assessment to define the extent of Flood Zone 3b.</p> <p>In the absence of detailed modelling, the Risk of Flooding from Surface Water dataset has been used to assess the depth, hazard and velocity flood risk to the site, as extents are shown to be similar to the Flood Zones. Consideration should still be given to the Flood Zones and detailed modelling may be required within a site specific assessment.</p>	



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	Axmi_17 - Groundwater Emergence Flood characteristics: Groundwater levels on site are shown to be 'low risk' to the east and between 0.5m and 5m below the ground surface to the west during a 1% AEP groundwater flood event.	
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 close to the site 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.	
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: Axmi_17 - 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: Axmi_17 - Flood Warnings and Alerts	
Access and egress	Access and egress during the 1% AEP plus climate change event is likely to be possible along the A358 adjacent to the west of the site. Access and egress is shown to be largely unaffected during all assessed events, with depths of up to 0.2m on the A358 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 The geology consists of mudstone, siltstone, limestone and sandstone, with clay, silt and sand superficial deposits. The soils are shown to be slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. This suggests that infiltration may be a viable means of surface water disposal.	



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	<ul style="list-style-type: none"> 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 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 and detailed flood modelling should be undertaken during a site-specific FRA.</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. Development plans should use the Level 1 SFRA for East Devon District Council, as well as the Local Flood Risk Management Strategies 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. <p>Guidance for site design and making development safe:</p> <ul style="list-style-type: none"> 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). 	



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	<ul style="list-style-type: none">• 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 will need to be demonstrated 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, and development is likely to progress if:

- A site-specific FRA is undertaken to assess the risk of fluvial and surface water flooding in relation to the proposed development, and the access and egress arrangements.
- Development is placed outside of the areas at risk from surface water and fluvial flooding, within Flood Zone 1. Should development be proposed within areas at risk or within Flood Zones 2 or 3, detailed flood modelling should be undertaken within a site-specific FRA.
- Infiltration rates are assessed on site as part of a drainage strategy.
- Cumulative Impact Assessment policy documents must be understood, and the cumulative impact of development should be considered.