





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



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Site Code	Clge_23	
Address	Land north of Topsham Road	
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	<p>The site has not been identified to be located within an area of flood warning or alerts.</p> <p>Mapping: Clge 23 - Flood Warnings and Alerts</p>	
Access and egress	Access and egress are available along Topsham Road and is flood free in the 1% AEP plus climate change surface water modelling.	
Requirements for drainage control and impact mitigation		
Broad-scale assessment of possible SuDS	<p>Geology and Soils</p> <p>The geology consists of interbedded sandstone and conglomerate. There are no superficial deposits at the development site. The soils are shown to be freely draining slightly acid sandy soils. This suggests that infiltration may be a viable means of surface water disposal.</p> <p>SuDS</p> <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 on site suggest that levels are predominantly between 0.025m and 0.5m below the ground surface, but on the east are potentially within 0.025m of the ground surface and up to 5m below the surface in the west. The infiltration potential of the site should be confirmed through infiltration testing, in line with BRE 365. Offsite discharge may therefore be required to discharge surface water runoff. • 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 	



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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 surface water and groundwater flooding in relation to the proposed development.
- Development is placed outside of the areas at risk from surface water flooding.
- Infiltration rates are assessed on site as part of a drainage strategy.
- 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.