
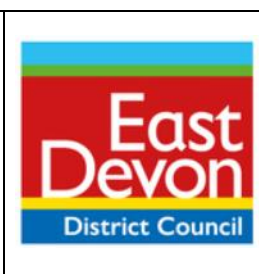




East Devon District Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables


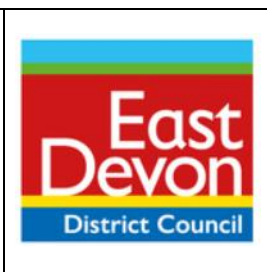


	East Devon District Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables																									
Site Code	Whim_08																									
Address	Land west of Bramley Gardens, Whimble																									
	In the absence of detailed modelling, the Risk of Flooding from Surface Water dataset (available prior to March 2025) 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.																									
Fluvial plus climate change	In the absence of detailed modelling, the Risk of Flooding from Surface Water dataset with a climate change allowance 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.																									
Surface Water	<p>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.</p> <p>Whim_08 - Surface Water 3.3% AEP – Depth Whim_08 - Surface Water 3.3% AEP – Hazard Whim_08 - Surface Water 3.3% AEP - Velocity Whim_08 - Surface Water 1% AEP – Depth Whim_08 - Surface Water 1% AEP – Hazard Whim_08 - Surface Water 1% AEP - Velocity Whim_08 - Surface Water 0.1% AEP – Depth Whim_08 - Surface Water 0.1% AEP – Hazard Whim_08 - 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 - 2%</td> <td>Mean Depth – 0.34m</td> </tr> <tr> <td>Max Depth – 1.36m</td> <td>Mean Velocity – 0.4m/s</td> </tr> <tr> <td>Max Velocity – 1.64m/s</td> <td>Mean Hazard – 1.02</td> </tr> <tr> <td>Max Hazard – 1.78</td> <td></td> </tr> </table> <p>1% AEP (1 in 100 year) event:</p> <table border="0" style="width: 100%;"> <tr> <td>Proportion - 5%</td> <td>Mean Depth – 0.24m</td> </tr> <tr> <td>Max Depth – 1.41m</td> <td>Mean Velocity – 0.63m/s</td> </tr> <tr> <td>Max Velocity – 1.95m/s</td> <td>Mean Hazard – 0.87</td> </tr> <tr> <td>Max Hazard – 1.9</td> <td></td> </tr> </table> <p>0.1% AEP (1 in 1000 year) event:</p> <table border="0" style="width: 100%;"> <tr> <td>Proportion - 13%</td> <td>Mean Depth – 0.2m</td> </tr> <tr> <td>Max Depth – 1.6m</td> <td>Mean Velocity – 1.01m/s</td> </tr> <tr> <td>Max Velocity – 3.08m/s</td> <td>Mean Hazard – 0.85</td> </tr> <tr> <td>Max Hazard – 2.67</td> <td></td> </tr> </table> <p>Flood characteristics: The proposed development site is shown to flood during all three scenarios. During the 3.3% AEP event, 2% of the site is shown to be at risk with a small, localised area at risk within the centre of</p>		Proportion - 2%	Mean Depth – 0.34m	Max Depth – 1.36m	Mean Velocity – 0.4m/s	Max Velocity – 1.64m/s	Mean Hazard – 1.02	Max Hazard – 1.78		Proportion - 5%	Mean Depth – 0.24m	Max Depth – 1.41m	Mean Velocity – 0.63m/s	Max Velocity – 1.95m/s	Mean Hazard – 0.87	Max Hazard – 1.9		Proportion - 13%	Mean Depth – 0.2m	Max Depth – 1.6m	Mean Velocity – 1.01m/s	Max Velocity – 3.08m/s	Mean Hazard – 0.85	Max Hazard – 2.67	
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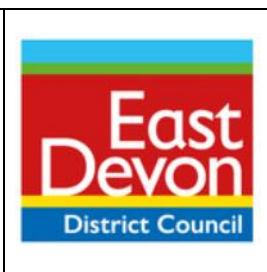



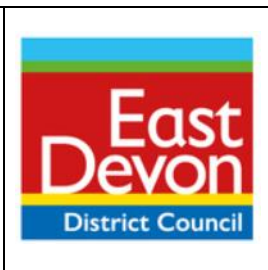
	East Devon District Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables	
Site Code	Whim_08	
Address	Land west of Bramley Gardens, Whimble	
	Developers should refer to South West Water's guidance . A sewer requisition may be required to manage excess flows which cannot be dealt with on site.	
Flood history	<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. It should be noted there is a critical drainage area within Whimble, however this is located approximately 300m north of the site.</p> <p>Mapping: Whim_08 - Critical Drainage Area</p>	
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: Whim_08 - 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 0.3m along Church Road heading south from the site during the 1% AEP plus climate change surface water modelling. It should be noted that the flow path crossing the site may cause inaccessibility to the southern portion of the site, however flood depths generally remain shallow.</p> <p>The maximum hazard rating identified on site within the flooding extent is shown to be a 'Danger to all', 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>	
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 no identified superficial deposits. The soils are shown to be slightly acid loamy and clayey soils with impeded drainage. This suggests that infiltration may not be a viable means of surface water disposal.</p>	



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	<ul style="list-style-type: none"> • 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		
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. During a 1% AEP groundwater flood event, groundwater levels on site are partially located either at or very near (within 0.025m of) the ground surface across the centre of the site. Flow paths would be expected to follow the topography of the site and be expected to be similar to surface water flow paths.</p> <p>Providing development is proposed to the north or south of the site (outside of the areas at risk of fluvial or surface water flooding), the Exception Test is not required for this site, however it is recommended that detailed flood modelling is undertaken to assess the risk of flooding to the proposed development. Should development be proposed within Flood Zone 3, the Exception Test will be required and detailed flood modelling must undertaken during a site-specific FRA.</p>	

	East Devon District Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables	
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Address	Land west of Bramley Gardens, Whimple	
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 this section and any relevant policies and information applicable to development within East Devon District Council.</p> <ul style="list-style-type: none"> • 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. Works affecting an Ordinary Watercourse may require consent from Devon County Council. • 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 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). • 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: <ul style="list-style-type: none"> • 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 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 	



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	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, and development is likely to progress if:

- A site-specific FRA is undertaken to assess the risk of fluvial, surface water and groundwater 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 and within Flood Zone 1. Should development be proposed within areas at risk (within Flood Zones 2 and 3 or within an area at risk of surface water flooding) detailed flood modelling must be undertaken within a site-specific FRA.
- The area of Flood Zone 3 shown should be allocated as an undeveloped open space corridor and not as gardens, car parking or other features associated with individual plots.
- It is recommended that detailed flood modelling is undertaken to assess the risk of flooding to the proposed development even if development is located within Flood Zone 1.
- Infiltration rates are assessed on site as part of a drainage strategy.
- There is early engagement with the LLFA and the Environment Agency on the proposed SuDS measures and infiltration rate to discuss requirements on the site meeting relevant conditions due to the site's location within a nitrate vulnerable zone.
- Developers will need to consult South West Water regarding the surface water sewer network that crosses the site and discharges to the watercourse.
- Cumulative Impact Assessment policy documents must be understood, and the cumulative impact of development should be considered.

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.