Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables

Site Code	**022**
Address	Red Cow
Area	3.8 hectares
Current land use	Brownfield – including student accommodation and car parking associated with St. David's station
Proposed land use	Regeneration for mixed use including around 442 homes
Flood Risk Vulnerability	More Vulnerable
Sources of flood risk	
Location of site	The site is located northwest of Exeter city centre. The site is comprised of car parks and a series of residential and commercial premises. Exeter St David's train station and railway line are situated to the west and residential and commercial premises are situated east of the site. The River Exe flows from north to south approximately 80m west of the site.
Topography	**Mapping (presented at the end of this document):** Red Cow_Topography The Environment Agency's 1m Resolution 2022 Composite LiDAR shows that the topography is generally uniform. The centre of the site is slightly more elevated, with a small area in the east of the site reaching a maximum elevation of 16mAOD. The lowest elevation in the site is 11mAOD, located in the south of the site.
Existing drainage features	**Mapping (presented at the end of this document):** Red Cow_Watercourses The Taddiforde Brook is culverted beneath the site. The culvert runs from east to west, below Cowley Bridge Road and the railway, to eventually outfall into the River Exe 100m south of Station Road. The River Exe flows in a southerly direction approximately 150m west of the site. The Exwick spillway on the River Exe is situated approximately 80m west of the site.
Flood Zones	**Available data:** Environment Agency Flood Map for Planning for Rivers and Sea. **Mapping (presented at the end of this document):** Red Cow_FMfP **Data analysis:** Proportion of site in each Flood Zone. Flood Zone 1 – 1.5% Flood Zone 2 – 0% Flood Zone 3a – 98.5% Flood Zone 3b – 0% **Flood characteristics:** The site is partially located in Flood Zone 1, in the east on St David's Hill. The remainder (majority) of the site is located within Flood Zone 3. • Flood Zone 1 represents areas which have less than 1 in 1000 (0.1% Annual Exceedance Probability (AEP)) chance of river flooding in a given year.

Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables

Site Code	**022**
Address	Red Cow
	• Flood Zone 2 represents areas which have less than 1 in 100 (1% AEP) but greater than 1 in 1000 (0.1% AEP) chance of river flooding in a given year. • Flood Zone 3 representing an area greater than 1 in 100 (1% AEP) chance of river flooding in a given year. The Sequential Test must be satisfied before the Exception Test is applied. The Exception Test must be satisfied for any 'More Vulnerable' development in Flood Zone 3a. 'Highly vulnerable' development is not permitted in Flood Zone 3a.
River Exe Fluvial	**Available data and mapping (presented at the end of this document):** Environment Agency 2024 River Exe Scheme Modelling for 3.3%, 1% and 0.1% Annual Exceedance Probability (AEP) events. The 2024 update to the River Exe modelling includes the recently constructed Exeter Flood Defence Scheme (FDS) – see details of defences in the existing defences section below. **Mapping:** Red Cow_RiverExe_Fluvial_0030_Depth Red Cow_RiverExe_Fluvial_0030_Hazard Red Cow_RiverExe_Fluvial_0030_Velocity Red Cow_RiverExe_Fluvial_0100_Depth Red Cow_RiverExe_Fluvial_0100_Hazard Red Cow_RiverExe_Fluvial_0100_Velocity Red Cow_RiverExe_Fluvial_1000_Depth Red Cow_RiverExe_Fluvial_1000_Hazard Red Cow_RiverExe_Fluvial_1000_Velocity **Data analysis:** **3.3% AEP (1 in 30 year)** Mapping shows that the site is not impacted by flooding in this event. **1% AEP (1 in 100 year)** Proportion – 28% Max Depth – 0.81m Max Velocity – 1.62m/s Max Hazard – 2.07 (Danger for most) Mean Depth – 0.28m Mean Velocity – 0.2m/s Mean Hazard – 1.2 (Danger for some) **0.1% AEP (1 in 1000 year)** Proportion – 97% Max Depth – 2.42 Max Velocity – 3.79m/s Max Hazard – 9.32 (Danger for all) Mean Depth – 1.45m Mean Velocity – 0.73m/s Mean Hazard – 2.86 (Danger for all) **Flood characteristics:** The site is not identified to be at risk of flooding in the 3.3% AEP event. The site is identified to be at medium to high risk of flooding in the 1% and 0.1% AEP events.

JBA consulting	**Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables**	Exeter City Council

Site Code	**022**
Address	Red Cow
	During the 1% AEP event, flooding is shown to impact the site north of Station Road, with depths between 0m and 0.6m. Flooding is also shown to enter the site from the south, impacting the south of Bonhay Road and Brunel Close. In the 0.1% AEP event, the flood extent increases to cover the majority of the site. The flood depths along Bonhay Road, Brunel Close and north of Station Road exceed 1.5m. Flood depths at St David's railway car park are generally between 1.2m and 1.5m. The area surrounding the roundabout at St David's Hill is unimpacted by the fluvial flood extent. The average depth, velocity and hazard are 1.45m, 0.73m/s and 2.86 ('Dange for All').
River Exe Fluvial plus climate change	**Available data:** Environment Agency 2024 River Exe Scheme Modelling for 1% Annual Exceedance Probability (AEP) event plus Central and Higher Central climate change allowances. **Management Catchment:** East Devon Management Catchments **Mapping (presented at the end of this document):** Red Cow_RiverExe_Fluvial_0100_46CC_Depth Red Cow_RiverExe_Fluvial_0100_46CC_Hazard Red Cow_RiverExe_Fluvial_0100_46CC_Velocity Red Cow_RiverExe_Fluvial_0100_61CC_Depth Red Cow_RiverExe_Fluvial_0100_61CC_Hazard Red Cow_RiverExe_Fluvial_0100_61CC_Velocity **Data analysis:** **Higher Central 1% AEP (1 in 100 year) plus 61% Climate Change CC3** Proportion – 96% Max Depth – 2.26m Mean Depth – 1.28m Max Velocity – 3.6m/s Mean Velocity – 0.64m/s Max Hazard – 8.31 (Danger for all) Mean Hazard – 2.54 (Danger for all) **Central 1% AEP (1 in 100 year) plus 46% Climate Change CC5** Proportion – 96% Max Depth – 2.18m Mean Depth – 1.19m Max Velocity – 3.44m/s Mean Velocity – 0.59m/s Max Hazard – 7.69 (Danger for all) Mean Hazard – 2.38 (Danger for all) **Flood characteristics:** The site is shown to be at high risk of flooding in the 1% plus 61% climate change and 1% plus 46% climate change events, with similar flood extents (96.2% and 95.8%). In the 46% climate change scenario, the majority of the land north of Station Road experiences flood depths greater than 1.5m. Flood depths greater than 1.5m also occur at the Exeter St David's Overflow Carpark and in the southeast along Bonhay Road. In the 61% climate change scenario, flood depths reach a maximum of 2.26m and velocity reaches 3.6m/s. The flood extent increases slightly east around the St David's Hill roundabout. Areas impacted by depths greater

Site Code	**022**
Address	Red Cow
	than 1.5m in the 46% climate change scenario increase in area. Hazard in this event is generally a 'Danger for All' rating. Velocity follows the same pattern as the flood depths. Red Cow is an evident conveyance route for fluvial flooding from the River Exe. The flooding is shown to pass in a southerly direction through the site, with a 'Danger for all' hazard rating across the land north of Station Road and sporadically across the south of the site, particularly along Brunel Close. During the River Exe fluvial design flood event flooding generally flows from north to south across the site. Flooding predominantly enters the site from the north initially which flood water also entering from the wester over the railway lines. Water then flows southwards, leaving in the southeast corner of the site. The majority of the site acts as a flow conveyance route to flood water flowing from north to south in this area.
Taddiforde Brook Fluvial	**Available data:** Taddiforde Brook fluvial model (2024) for 3.3%, 1% and 0.1% Annual Exceedance Probability (AEP) events. **Mapping (presented at the end of this document):** RedCow_TadBrk_Fluvial_0030_Depth RedCow_TadBrk_Fluvial_0030_Hazard RedCow_TadBrk_Fluvial_0030_Velocity Red Cow_TadBrk_Fluvial_0100_Depth Red Cow_TadBrk_Fluvial_0100_Hazard Red Cow_TadBrk_Fluvial_0100_Velocity Red Cow_TadBrk_Fluvial_1000_Depth Red Cow_TadBrk_Fluvial_1000_Hazard Red Cow_TadBrk_Fluvial_1000_Velocity **Data Analysis:** **3.3% AEP (1 in 30 year)** Mapping shows that the site is not impacted by flooding in this event **1% AEP (1 in 100 year)** Proportion – 4% Max Depth – 0.63m Max Velocity – 0.5m/s Max Hazard – 1.32 (Danger for most) Mean Depth – 0.24m Mean Velocity – 0.04m/s Mean Hazard – 0.85 (Danger for some) **0.1% AEP (1 in 1000 year)** Proportion – 36% Max Depth – 1.0 Max Velocity – 1.07m/s Max Hazard – 1.53 (Danger for most) Mean Depth – 0.17m Mean Velocity – 0.09m/s Mean Hazard – 0.7 (Caution) The site is not identified to be at risk of flooding in the 3.3% AEP event. The site is identified to be at low risk of flooding in the 1% AEP event and moderate risk of flooding in the 0.1% AEP event. During the 1% AEP event, flooding is shown to impact the central region of the site, flowing west across Red Cow Road to enter the site from the east.

JBA consulting	**Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables**	Exeter City Council

Site Code	**022**
Address	Red Cow
	The flooding mainly impacts Exeter St David's Overflow Car Park, where the depths reach a maximum of 0.63m. During the 0.1% AEP event, flooding increases in extent across the site. The flooding flows north along Cowley Bridge Road to enter the site from the east, north of Station Road, flooding the majority of the car park north of Station Road. The flooding also extends south along Isambard Parade flowing across Exeter St David's short stay car park. The culvert is able to convey flows up to the 2% AEP event during the present day.
Taddiforde Brook Fluvial plus climate change	**Available data:** Taddiforde Brook fluvial model (2024) for 3.3%, 1% and 0.1% Annual Exceedance Probability (AEP) events with 46% and 61% allowances for climate change. **Management Catchment:** East Devon Management Catchment **Mapping (presented at the end of this document):** Red Cow_TadBrk_Fluvial_0100_46cc_Depth Red Cow_TadBrk_Fluvial_0100_46cc_Hazard Red Cow_TadBrk_Fluvial_0100_46cc_Velocity Red Cow_TadBrk_Fluvial_0100_61cc_Depth Red Cow_TadBrk_Fluvial_0100_61cc_Hazard Red Cow_TadBrk_Fluvial_0100_61cc_Velocity **Data Analysis:** **Central 1% AEP (1 in 100 year) plus 46% climate change** Proportion – 34% Max Depth – 0.98m Max Velocity – 0.99m/s Max Hazard – 1.52 (Danger for most) Mean Depth – 0.17m Mean Velocity – 0.07m/s Mean Hazard – 0.68 (Caution) **Higher Central 1% AEP (1 in 100 year) plus 61% climate change** Proportion – 36% Max Depth – 1.0 Max Velocity – 1.06m/s Max Hazard – 1.53 (Danger for most) Mean Depth – 0.17m Mean Velocity – 0.09m/s Mean Hazard – 0.69 (Caution) Flooding in the 1% AEP plus 61% and 1% AEP plus 46% climate change events are similar to the extent of the 0.1% AEP flood event. In the 1% AEP plus 46% climate change event, flood water enters the site from the east, flowing across the Exeter St David's overflow carpark south along Isambard Parade. Additional flooding is observed north of Station Road, flowing eastwards into the car park off Cowley Bridge Road. The greatest hazard rating is identified at Exeter St David's Overflow Car Park, where hazard reaches a 'Danger for Most'. Flooding in the 1% AEP plus 61% climate change event largely follows the extent of the 1% AEP plus 46% climate change event. There is a slight

Site Code	**022**
Address	Red Cow
	increase in flood extent across the site, with the key increases in flood extent being observed to the north, where flooding extends north of the Exeter Brewery and Taphouse. Hazard levels remain consistent, with the Exeter St David's Overflow Car Park remaining the most hazardous area, at a 'Danger for Most' rating. It is predicted that flood risk from the Taddiforde Brook will increase in the future, as a result of increased flow and constricted capacity of the culvert. The flooding predicted to increase primarily in the south of the site, flowing in a southerly direction along topographic low points to rejoin the River Exe downstream. The culvert is able to convey flows up to the 10% AEP event in the future with a 46% allowance for climate change. During the Taddiforde Brook design flood event flooding enters the site from the east, flowing in a westerly direction towards the River Exe. Flooding is initially defined to the Exeter St. David's overflow car park, but flows latterly spread to the north and south before entering the River Exe. Key flow routes are through the centre of the site including Red Cow Road and Isambard Parade.
Surface Water	**Available data:** Environment Agency Risk of Flooding from Surface Water for the 3.33%, 1% and 0.1% Annual Exceedance Probability (AEP) events. **Mapping (presented at the end of this document):** Red Cow_RoFSW_0030_Depth Red Cow_RoFSW_0030_Hazard Red Cow_RoFSW_0030_Velocity Red Cow_RoFSW_0100_Depth Red Cow_RoFSW_0100_Hazard Red Cow_RoFSW_0100_Velocity Red Cow_RoFSW_1000_Depth Red Cow_RoFSW_1000_Hazard Red Cow_RoFSW_1000_Velocity **Data analysis:** **3.3% AEP (1 in 30 year) event:** Proportion – 19.5% Max Depth – 1.44m Max Velocity – 2.34m/s Max Hazard – 1.77 (Danger for most) Mean Depth – 0.26m Mean Velocity – 0.11m/s Mean Hazard – 0.82 (Danger for some) **1% AEP (1 in 100 year) event:** Proportion – 28% Max Depth – 1.47m Max Velocity – 1.38m/s Max Hazard – 1.74 (Danger for most) Mean Depth – 0.26m Mean Velocity – 0.18m/s Mean Hazard – 0.85 (Danger for some)

Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables

Site Code	**022**
Address	Red Cow
	0.1% AEP (1 in 1000 year) event: Proportion – 55.5% Max Depth – 1.58m Max Velocity – 2.13m/s Max Hazard – 1.8 (Danger for most) Mean Depth – 0.28m Mean Velocity – 0.36m/s Mean Hazard – 0.95 (Danger for some) **Flood characteristics:** The site is shown to be at risk of flooding in all three scenarios. The flooding follows the low topography of the site and enters from the east. The leading flow route for surface water is across Red Cow Road, flowing from the entrance of the Taddiforde Brook culvert beneath the site. In the 3.3% AEP event, a flow path enters the site at St David's Overflow carpark, stemming from the Taddiforde Brook at the point it becomes culverted. Surface water also enters the site to the north, at The Exeter Brewery and Taphouse, showing to flow from Cowley Bridge Road into the site. Sporadic flooding is shown outside Exeter St David's Railway Station, along Kingdom Mews, Isambard Parade and across the carpark. In the 1% AEP event, surface water extents increases across the car park north of Station Road and along Isambard Parade to the south. The mean depth, velocity and hazard are 0.26m, 0.18m/s and 0.85 ('Danger for Some'). In the 0.1% AEP event, surface water flood extent increases to 55.41%. Flooding is introduced in the south of the site along Bonhay Road and Brunel Close. Flooding is also introduced to the site in the area north of the Exeter Brewery and Taphouse. The greatest hazard rating within the site is 'Danger for Most' found at the overflow carpark, the land north of station road and adjacent to the Exeter St David's railway station building. The average depth, velocity and hazard are 1.58m, 2.13m/s and 0.95 ('Danger for Some') There are correlations in flood extents between the RoFSW mapping and the Taddiforde Brook fluvial mapping. The flood extent at the St David's overflow car park is similar in the 1% AEP RoFSW event and the 1% AEP Taddiforde Brook fluvial event, entering the site from the east across Red Cow Road in both events. In the 0.1% AEP RoFSW, the flood extent increases across the site in a similar way to that of the 0.1% AEP fluvial Taddiforde Brook model, extending across the car park north of Station Road and across the Exeter St David's car park, west of Bonhay Road.
Surface water plus climate change	**Available data:** JBA climate changes updates to the Environment Agency Risk of Flooding from Surface Water mapping **Management Catchment:** East Devon Management Catchment **Mapping (presented at the end of this document):** Red Cow_RoFSW_0030_65CC_Depth Red Cow_RoFSW_0030_65CC_Hazard Red Cow_RoFSW_0030_65CC_Velocity Red Cow_RoFSW_0100_65CC_Depth Red Cow_RoFSW_0100_65CC_Hazard Red Cow_RoFSW_0100_65CC_Velocity Red Cow_RoFSW_1000_65CC_Depth

Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables

Site Code	**022**
Address	Red Cow

Red Cow_RoFSW_1000_65CC_Hazard
Red Cow_RoFSW_1000_65CC_Velocity

Data analysis:

3.3% AEP (1 in 30 year) plus 65% climate change event:

Proportion – 33%

Max Depth – 1.48m	Mean Depth – 0.26m
Max Velocity – 1.55m/s	Mean Velocity – 0.18m/s
Max Hazard – 1.77 (Danger for most)	Mean Hazard – 0.86 (Danger for some)

1% AEP (1 in 100 year) plus 65% climate change event:

Proportion – 48%

Max Depth – 1.54m	Mean Depth – 0.27m
Max Velocity – 1.8m/s	Mean Velocity – 0.29m/s
Max Hazard – 1.78 (Danger for most)	Mean Hazard – 0.91 (Danger for some)

0.1% AEP (1 in 1000 year) plus 65% climate change event:

Proportion – 72%

Max Depth – 1.68m	Mean Depth – 0.35m
Max Velocity – 2.58m/s	Mean Velocity – 0.54m/s
Max Hazard – 2.57 (Danger for all)	Mean Hazard – 1.14 (Danger for some)

Flood characteristics:

The site is shown to be at high risk of flooding in all three surface water climate change scenarios and is shown to be highly sensitive to the impacts of climate change.

Surface water flooding in the 3.3% plus 65% CC event is largely similar to the 1% AEP event without climate change. Flooding impacts the land surrounding Exeter Brewery and Taphouse, St David's overflow carpark and St David's main railway station carpark.
In the 1% AEP plus 65% CC event, the flooding follows the Lodge Hill flow path and Taddiforde Road and Red Cow Road flow path. Flood depths remain below 2m in the site, reaching maximum of 1.68m in the 0.1% AEP event. extents increase in the areas mentioned above. Surface water flooding is also introduced in the north of the site, north of Exeter Brewery and Taphouse. Hazard rating is 'Danger for Most' in the 3.3% AEP plus 65% climate change and 1% AEP plus 65% climate change and reaches a 'Danger for All' hazard rating in the 0.1% AEP plus 65% climate change event.

During the surface water design flood event there are three main surface water flow paths, all of which flow from east to west towards the River Exe. The first of these follows the same route as described in the Taddiforde Brook modelling, through the centre of the site. There is a further route to the north which flows down Lodge Hill, pooling on Cowley Bridge Road before entering the site and flows in a southerly direction through the north of the site. The final route flows down Howell Road and Hele Road, entering the site

Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables

Site Code	**022**
Address	Red Cow
	via St Clements Lane and Eldertree Gardens and pooling in Isambard Parade and Kingdom Mews.
Reservoir	**Available data:** Environment Agency Reservoir Flood Extents for Dry Day and Wet Day Scenarios **Mapping (presented at the end of this document):** Red Cow_Reservoir_Flood_Extents **Flood characteristics:** In the rare event of a reservoir breach, the majority of the site is at risk from flooding. In a wet day scenario, the site is at risk of flooding from Shobrooke Park Lake (no risk designation) and Wimbleball Reservoir (High-risk designation). In a dry day scenario, the site is at risk only from Wimbleball (High-risk designation). Impact of reservoir breach has not been assessed within this Level 2 SFRA.
Groundwater	**Available data:** The JBA Groundwater Flood Data Map (GW5) is provided as a 5m resolution grid. This is a groundwater flood emergence dataset which shows the risk based on the proximity of groundwater to the surface during a 1% AEP groundwater flood event. **Mapping (presented at the end of this document):** Red Cow_Groundwater5m **Flood characteristics:** The majority of the site is not deemed at risk from groundwater flooding. In the east, a combined area of 0.03ha is shown to have groundwater levels between 0.025m and 5m below the ground surface level. In the east, where groundwater levels are closer to the ground surface there is a significant risk of groundwater emergence. Subsurface development or development requiring deep foundations run the risk of interfering with groundwater levels by displacing water. There is a requirement for site-specific flood risk investigations to determine the groundwater risk at the site through ground investigations and to demonstrate that proposed development will not impact the risk posed within or surrounding the site. Site-specific FRAs should assess the suitability of SuDS within the areas at potential risk of groundwater emergence.
Sewers	**Available data and mapping:** South West Water Drainage and Wastewater Management Plan **Flood characteristics:** The 'Sewer Flooding' map shows that external flooding is most common across Exeter City centre. The Exe DWMP Plan highlights that across the Exe River Catchment in 2023 there were 17 external flood incidents caused by 'Hydraulic Overload' and 199 external flood incidents caused by 'Other' sources. The Exe DWMP highlights that in the Exe Catchment in 2023 there were three internal flood incidents caused by 'Hydraulic Overload' and 10 internal flood incidents caused 'Other' sources.

Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables

Site Code	**022**
Address	Red Cow
Flood history	**Available data:** Environment Agency Historic Flood Map and Recorded Flood Outlines **Mapping (presented at the end of this document):** Red Cow_Historic_Flood_Map **Flood characteristics:** The north and east areas of the site are located within the Environment Agency's Historic Flood Map and Recorded Flood Outlines map. The 'Recorded Flood Outlines' map shows that the flood event occurred in December 1960, due to channel capacity exceedance (prior to the building of flood defences along the River Exe). The south West River Basin Flood Risk Management Plan (FRMP) (2021-2027) highlights that St David's has experienced flooding where the Taddiforde Brook enters the River Exe floodplain and gradients quickly reduce. Devon County Council's Section 19 investigation of the floods of September 2023 identified 4 residential properties that flood on Cowley Bridge Road, assumed to be from surface water flooding.
Policy zones	
Critical drainage areas	The site has not been identified to be located within an area with critical drainage problems.
Flood risk management infrastructure	
Existing defences	**Available data:** Environment Agency AIMS spatial flood defences dataset **Mapping (presented at the end of this document):** Red Cow_AIMS_Spatial_Flood_Defences The Environment Agency's AIMS dataset shows there are no formal defences located within the site. Network Rails demountable defences are situated at Cowley Bridge on the River Exe. This defence, as shown in the residual risk scenario 'EXE_DEF_112_AP_BR1_Q75', provides protection to the Red Cow site when it is put in place. In the vicinity of the site, the Environment Agency AIMS mapping identifies the Sidings Field embankment which stretches along the left bank of the River Exe, the Exwick Radial Gate is situated at the top of the Exwick spillway, a sheet piled wall (112m) along the spillway's left bank, the Station Road flood gate Nr1, combi wall (145m) and Olds View Road embankment (178m) and St David's unclad RC flood wall (147m). The design SOP for the spillway defences are not available on the AIMS dataset.

JBA consulting	**Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables**	Exeter City Council

Site Code	**022**
Address	Red Cow
	The Taddiforde Brook culvert beneath the site can is primarily built for flood conveyance could be considered a form of defence. The culvert provides a controlled channel for the Taddiforde Brook, conveying water beneath the site towards the River Exe, and reducing the risk of overland fluvial flooding. The culvert is able to convey flows up to the 2% AEP event during the present day and the 10% AEP event in the future with a 46% allowance for climate change.
Residual risk	The South West River Basin FRMP highlights that the Taddiforde Brook flow is influenced by a series of ponds and lakes at the Exeter University campus. These lakes and ponds are privately built and managed, provide attenuation benefits for the campus. However, they also pose a significant risk if they were to fail and release large quantities of water. In the event of these failing, the major concern focuses on the Taddiforde Brook passing under the B3183 through a small Victorian brick arch. The site is partially located in the 'Reduction in Risk of Flooding from Rivers and Sea due to Defences' map. Extensive defences are in place along Exwick spillway which protect the site. Breach or failure of these defences could cause significant flooding at the site. Fluvial breach modelling was undertaken as part of the Exe Scheme hydraulic model update. The breach scenario 'EXE_DEF_112_AP_BR1_Q75' shows the 1.3% AEP breach scenario. Flooding initially encroaches on the site from the north, flowing southwards to Station Road. South of station road, the flood water flows southwards to the west of the site and re-enters the site at the south, flowing along Brunel Close and Bonhay Road. During the 1.3% AEP event, flooding does not encroach on the site and remains primarily in the functional floodplain northwest of the site. The site is at risk from reservoir failure in the dry and wet day scenarios.
Emergency planning	
Flood warning	The site is located in the River Exe at Exeter flood warning area (113FWFEXE11) and the Lower Exe flood alert area (113WABTW10). **Mapping (presented at the end of this document):** Red Cow_Flood_Alert_Warning_Areas
Access and egress	Access to the site is via Station Road in the west, Red Cow Road and St David's Hill in the east and Bonhay Road in the south. In the 1% AEP plus 46% climate change fluvial event, access remains dry along St David's Hill. In the River Exe 1% AEP plus 46% climate change scenario, Bonhay Road experiences flood depths greater than 1.5m in the south of the site and Station Road and Red Cow Road experience flood depths greater than 1.5m just outside the site, making them impassable in the flood event. The roundabout at the bottom of St David's Hill remains dry within the site, reaching elevations of 14.4mAOD. In this event, the initial out of bank flooding from the River Exe occurs northwest of Red Cow at the Exeter One student accommodation, with the northern part of the site

Site Code	**022**
Address	Red Cow
	flooding an hour later. An hour after this almost the entire site is flooded meaning that warning times could be very short. In the 1%AEP plus 46% climate change fluvial event for the Taddiforde Brook, water initially comes out of bank to the rear of properties on Taddiford Road, with flooding onsite first occurring approximately 0.5 hours later, reaching the maximum flood depths after a further 0.45 hours. The rapid onset of flooding from the Taddiforde Brook significantly reduces the available time to implement Emergency Flood Plans. Development should seek to be flood-resilient and designed to minimise reliance on human intervention, such as the use of sandbags or flood gates. The River Exe hydraulic modelling indicates a flood duration on the site of approximately 23 hours during the design flood event. The Taddiforde Brook modelling indicates a flood duration on the site of approximately 2 hours. Access and egress from the site remain available in the 1% plus 65% climate change surface water event via St David's Hill. Flooding on Bonhay Road, to the south of the site is between 0.1 and 0.9m. Station Road crosses the River Exe via a low lying bridge, which is mapped to experience flood depths between 0.9 and 1.2m, making the road unpassable beyond this point. Red Cow Road experiences flood depths in excess of 0.6m to the north of the junction with Station Road, with a 'Danger for Most' hazard rating. Further consideration is required to ensure that safe access and egress can be achieved during flood events, taking into account all potential flood risk and the site's topography. Pedestrian routes should not be subject to any hazard rating of 0.75 ('Danger for Some') or greater. Vehicular routes should not exceed 30cm – less if velocity is high – as vehicles risk being swept away.
Requirements for drainage control and impact mitigation	
Broad-scale assessment of possible SuDS	**Geology** • BGS data indicates that the underlying geology is 'Crackington Formation: Mudstone and Sandstone interbedded' and are likely to be poorly draining. Soils at the site are identified as freely draining, and in some places, slightly acid and loamy. Any proposed use of infiltration should be supported by infiltration testing. Off-site discharge in accordance with the SuDS hierarchy is required to discharge surface water runoff. **SuDS** • The site is not located within a Groundwater Source Protection Zone and there are no restrictions over the use of infiltration techniques with regard to groundwater quality. The site is not located within a historic landfill site. • The site is not considered to be susceptible to groundwater flooding, due to the nature of the local geological conditions. This should be confirmed through additional site investigation work. • The majority of the site is situated in Flood Zone 3 and subsequently, attenuation features such as basins, ponds and tanks may not be feasible, given the lack of capacity to situate them outside of Flood Zone

Site Code	**022**
Address	Red Cow
	3. Surface water outfalls that discharge into the River Exe may be susceptible to surcharging. The impacts of tide locking, and flood flows will need to be considered in terms of the attenuation storage requirements of the site and placement of the outfalls. • The site is not located within a historic landfill site. • 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 • Given the significant levels of flood risk to the site, consideration should be given the reducing runoff from the site as much as possible through source control measures such as rainwater harvesting systems and green roofs. • Given this is a brownfield site and surface water runoff is likely to discharge to the River Exe, the cumulative impacts of this development are unlikely to be significant.
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. They 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. • Opportunities to introduce Natural Flood Management to reduce the risk of flooding at Red Cow should be explored upstream of the site along the Tiddiforde Brook valley. The introduction of wetland or large scale planting of trees could reduce the risk of flooding to land downstream, through the process of water attenuation and increased infiltration. • 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 or 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 where this can be provided outside of the design flood event extent. Conveyance

Site Code	**022**
Address	Red Cow
	features should be located on common land or public open space to facilitate ease of access. • Upgrades to the Taddiforde Brook culvert beneath Red Cow should be explored as part of development, in collaboration with Devon County Council (Lead Local Flood Authority), the Environment Agency and Network Rail. Increasing the capacity of the culvert would reduce the risk of flooding from the Taddiforde Brook at Red Cow or delay the onset of flooding at the site.
NPPF and planning implications	
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 majority of the site is located in Flood Zone 3, with the remainder being situated in Flood Zone 1 and 2. Given that the site is identified as 'More Vulnerable' development, development within Flood Zone 3a requires the passing of the Exception Test. The Exeter Plan -Publication (Reg 19) outlines the requirements for the Red Cow allocation in relation to flood risk as follows: • A layout and design informed by a detailed flood risk assessment which addresses flood risk from all sources, including the Taddiforde Brook, and makes provision for emergency access and egress within the site; • Sustainable Urban Drainage to mitigate against flood risk; and • Delivery of, or contributions to, an emergency access and egress route. In order to pass the Exception Test, development must be able to made safe for its lifetime, without increasing flood risk elsewhere. In order to achieve this, and prevent increase in flooding outside the site, the following must be addressed: • Flood Mitigation: Implement mitigation measures that control flow without obstructing existing fluvial conveyance routes through the site. • Finished Floor Levels (FFL): Ensure FFLS are set at least 300mm above the River Exe and Taddiforde Brook flood levels, 600mm above the average ground level of the site, or 600mm above the adjacent road level to the buildings, whichever is higher. • Floodwater Compensation: Where floodwater displacement is unavoidable, provide on-site flood storage and conveyance measures to maintain pre-development flow rates and conveyance capacity or provide betterment.
Requirements and guidance for site-specific Flood Risk Assessment	**Flood Risk Assessment:** A site-specific Flood Risk Assessment is required given the following: • The site is at significant risk from multiple sources of flooding (e.g. fluvial (River Exe and Taddiforde Brook) and surface water)

Site Code	**022**
Address	Red Cow
(Developer considerations)	• There are flood conveyance routes for both fluvial (River Exe and Taddiforde Brook) and surface water across the site. The Level 1 SFRA has more guidance on the requirements for site specific Flood Risk Assessment and relevant policies and information applicable to development within Exeter City Council. • Consultation with Exeter City Council and 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 identify cumulative flood risk issues within a site-specific flood risk assessment. It should also promote an integrated approach to water management. **Guidance for site design and making development safe:** • The developer will need to show, through a site-specific Flood Risk Assessment, that future users of 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). • The developer will be required to identify the condition of the Taddiforde Brook Culvert and ensure that the condition is made 'good' as part of preliminary works and to safely convey the 1 in 100 year flood event (Culvert Policy - Flood Risk Management). Site design will have to take account of the location of the culvert and developers will need a Land Drainage Consent from the LLFA (DCC) before changing, removing or building any flood defence on the site or before doing any work within 8 metres of the culvert. There should be no built development within at least 8m of the culvert – the actual distance will depend on the depth of the culvert and a professional assessment of the space required for maintenance / replacement of the culvert if required. Liaison will be needed with culvert owners (including adjacent owners). • The risk from surface water flow routes should be quantified as part of a site-specific Flood Risk Assessment, 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 the site layout and design to ensure runoff rates do not exceed greenfield rates. • Arrangement for dry access and egress will need to be considered further within a site-specific Flood Risk Assessment for the fluvial and surface water events, with an appropriate allowance for climate change using the depth, velocity and hazard outputs.

Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables

Site Code	**022**
Address	Red Cow

	• The risk of breach and failure of defence should be modelled as part of a site-specific Flood Risk Assessment, to determine the residual risk posed to the site development. In particular, consideration of reservoir breach would be required within a site specific flood risk assessment and emergency response plan for any development at the site.
	• Further consideration will be needed to identify and demonstrate routes of safe access and egress within the site, for the design surface water and fluvial events, with an appropriate allowance for climate change, using the depth, hazard and velocity outputs. Due to the significant flood risk across the site, a flood warning and evacuation plan will be needed.
	• As outlined in the PPG, the Finished Floor Levels of the development should be raised to a minimum of whichever is higher of the following:
	  ○ 300mm above the estimated River Exe flood levels
	  ○ 600mm above the average ground level of the site
	  ○ 600mm above the adjacent road level to the building
	• 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.

Key messages

The site is identified as being at high risk of flooding. The site is situated 98.5% in Flood Zone 3, 96% in the design fluvial event for the River Exe, 36% in the design fluvial event for the Taddiforde Brook, 48% in the design surface water event.

The key access route to the site is via St David's Hill. During the River Exe design fluvial event (central climate change allowance), access to this route would be obstructed by flood depths of up to 1.2m.

During the Taddiforde Brook design fluvial event, access from the south of the site to St David's Hill is likely to remain flood free. While access from the north to this route is likely to be obstructed by flood depths of up to 0.6m

During the surface water design event, the surface water ponding on the site reaches depth of 1.2m with access to St Dvid's Hill likely to be obstructed by flood depths of up to 0.3m.

Given the high flood risk posed to the site, development will only be able to progress if:

- Consideration is given to the safe access and egress to the site, taking into account the Egress and Access Route Plan work being carried out alongside the SFRA. An Emergency Response Plan should be prepared in line with ADEPT guidance: https://www.adeptnet.org.uk/system/files/documents/ADEPT%20%26%20EA%20Flood%20risk%20emergency%20plans%20for%20new%20development%20September%202019....pdf

Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables

Site Code	**022**
Address	Red Cow

- A site-specific Flood Risk Assessment in undertaken to assess the risk of surface water and fluvial flooding in relation to the proposed development, and the access and egress arrangements, as outlined above.
- Detailed modelling should be undertaken as part of the site-specific flood risk assessment.
- The Exception Test is satisfied.
- Infiltration rates are assessed on site as part of a drainage strategy.
- The site-specific Flood Risk Assessment should assess the risk of reservoir breach and incorporate this risk into an emergency response plan for the site development.
- The risk of defence breach and failure are considered in the context of development and the safety of users.
- Finished floor levels are raised to a minimum of whichever is higher of 600mm above the average ground level of the site, the adjacent road level to the building or 300mm above the estimated river flood level for the River Exe.

Design Flood Event	Maximum Hazard	Average Hazard
Fluvial – River Exe 1% Annual Exceedance Probability (AEP) plus 46%CC	8.31 (Danger for all)	2.54 (Danger for all)
Fluvial – Taddiforde Brook 1% Annual Exceedance Probability (AEP) plus 46% CC	1.52 (Danger for most)	0.68 (Caution)
Surface Water 1% Annual Exceedance Probability (AEP) plus 65% CC	1.78 (Danger for most)	0.91 (Danger for some)

Sources of Information

National Planning Policy Framework - https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF_December_2023.pdf

Planning Practice Guidance, Flood Risk and Coastal Change - https://www.gov.uk/guidance/flood-risk-and-coastal-change

Section 19 Flood Investigation, Devon Winter Flood December 2013 to February 2014 - https://devoncc.sharepoint.com/sites/PublicDocs/Planning/FloodRisk/Forms/AllItems.aspx?id=%2Fsites%2FPublicDocs%2FPlanning%2FFloodRisk%2FInvestigations%20and%20Incidents%2FDevon%20December%202013%20January%202014%20Floods%20Report%20Final%2Epdf&parent=%2Fsites%2FPublicDocs%2FPlanning%2FFloodRisk%2FInvestigations%20and%20Incidents&p=true&ga=1

Section 19 Investigation, Exeter and Devon-Wide Flood 4th-5th October 2021 - https://www.devon.gov.uk/floodriskmanagement/document/exeter-and-devon-wide-floods-4th-5th-october-2021/

JBA consulting	**Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables**	Exeter City Council

Site Code	**022**
Address	Red Cow

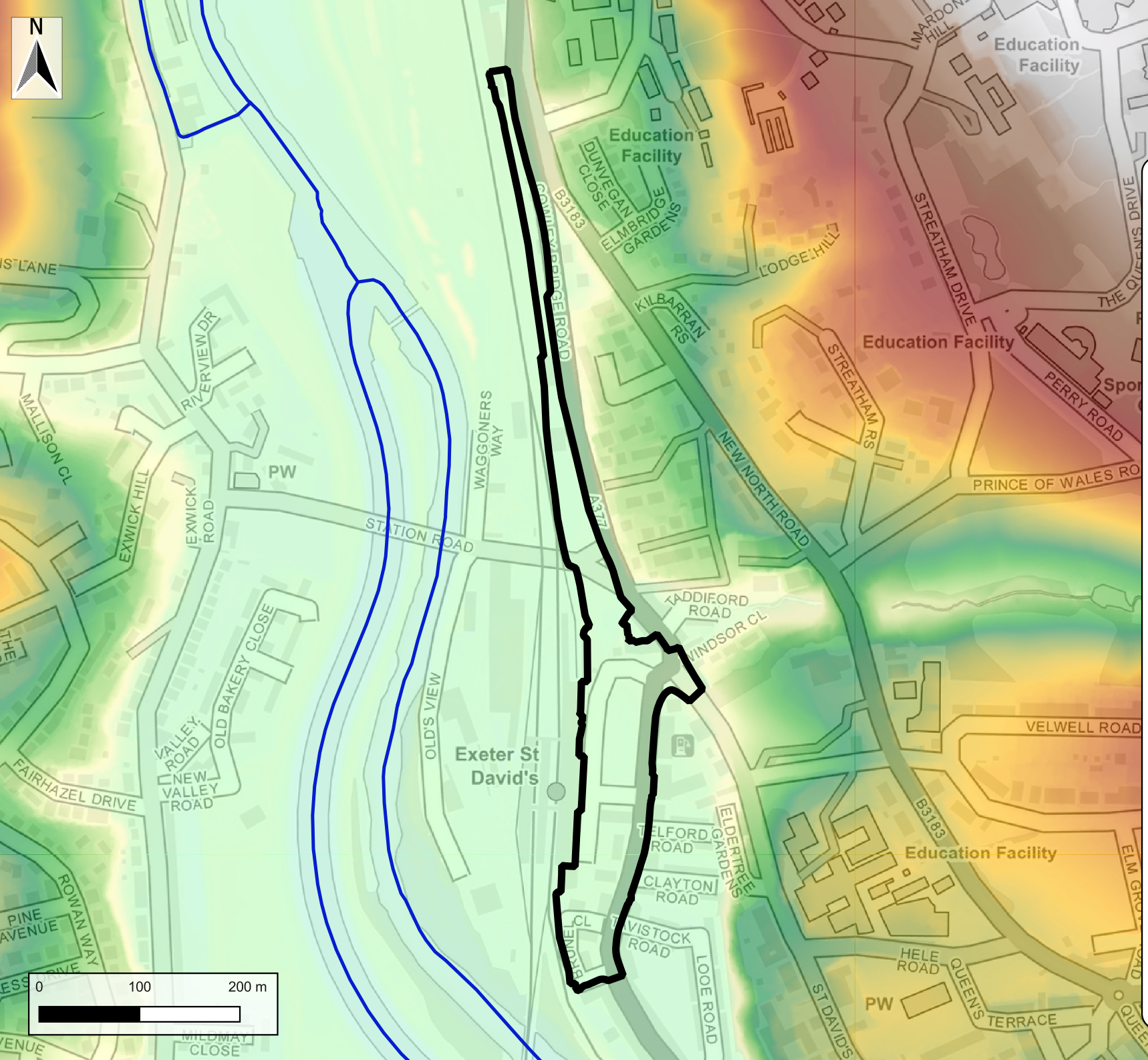
Section 19 Investigation, 17th September 2023 - https://www.devon.gov.uk/floodriskmanagement/document/flood-investigation-report/#5-exeter-flood-incident-extent-and-impact

British Geological Survey, GeoIndex - https://mapapps2.bgs.ac.uk/geoindex/home.html

LandIS Soilscapes - https://www.landis.org.uk/soilscapes/

The South West River Basin Flood Risk Management Plan (2021 – 2027) - https://assets.publishing.service.gov.uk/media/6391da57e90e07662c378585/South-West-FRMP-2021-2027.pdf

South West Water's Drainage and Wastewater Management Plan - https://www.southwestwater.co.uk/siteassets/documents/about-us/dwmp/strategic-catchments/exe_l2_dwmp_plan.pdf



Legend

Site Location

LIDAR 1m DTM 2022

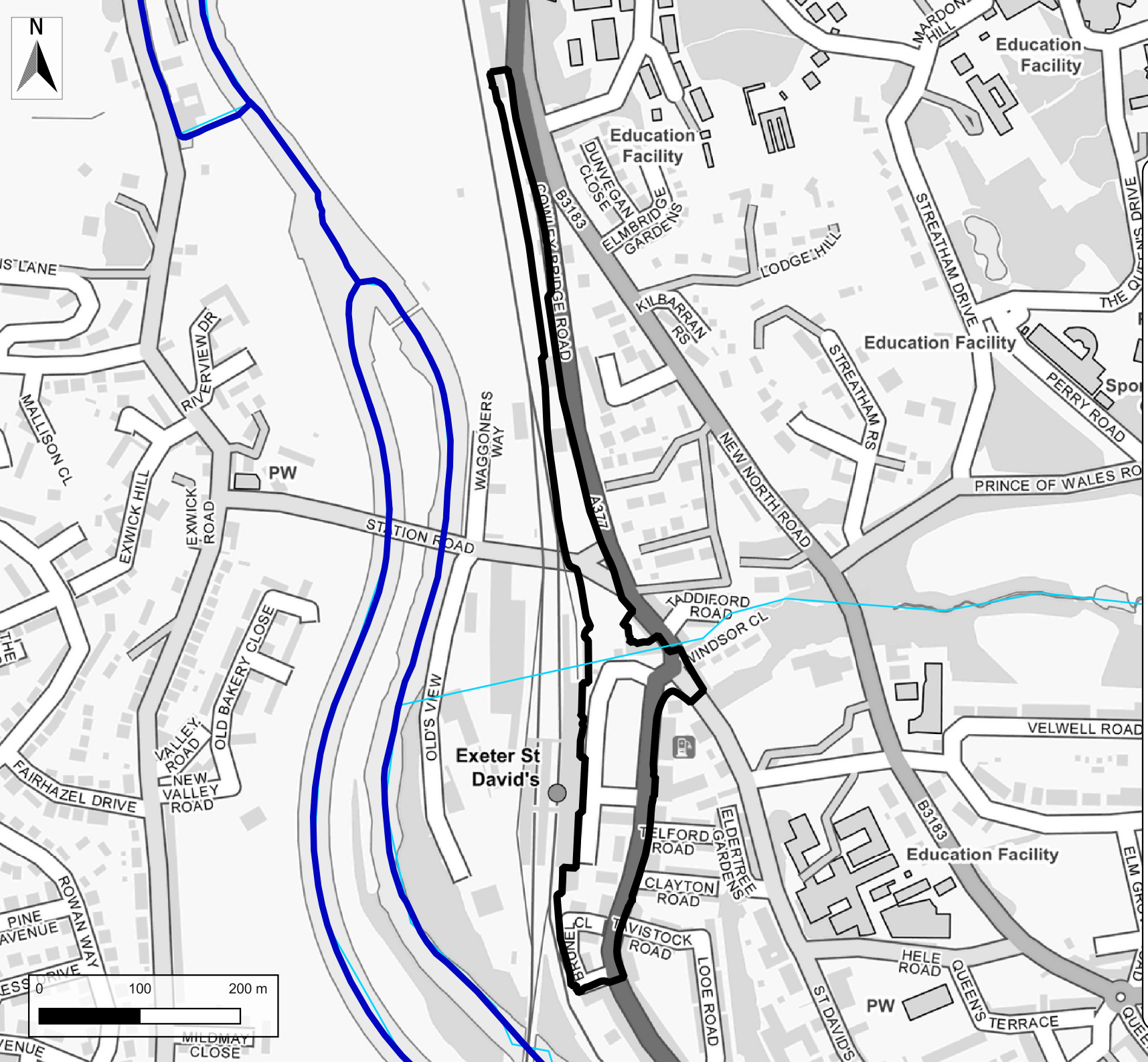
Elevation (mAOD)

93.39

7.76

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Topography		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

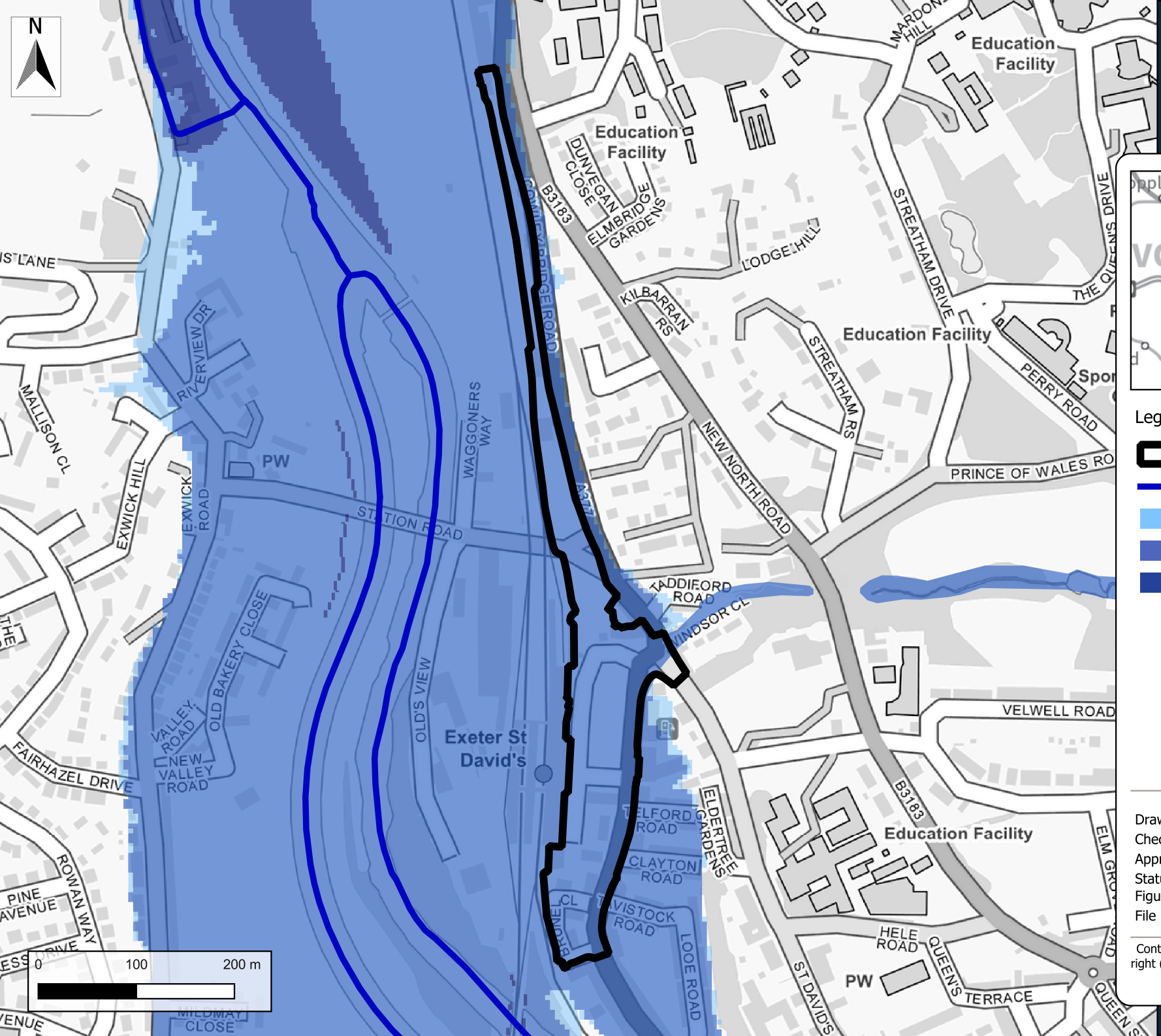


Legend

- Site Location
- Statutory Main River
- Ordinary Watercourse

Drawn By:	BG	**Date:**	12/08/2024
Checked By:	EH	**Date:**	12/08/2024
Approved By:	EH	**Date:**	12/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	FMfP Flood Zones		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

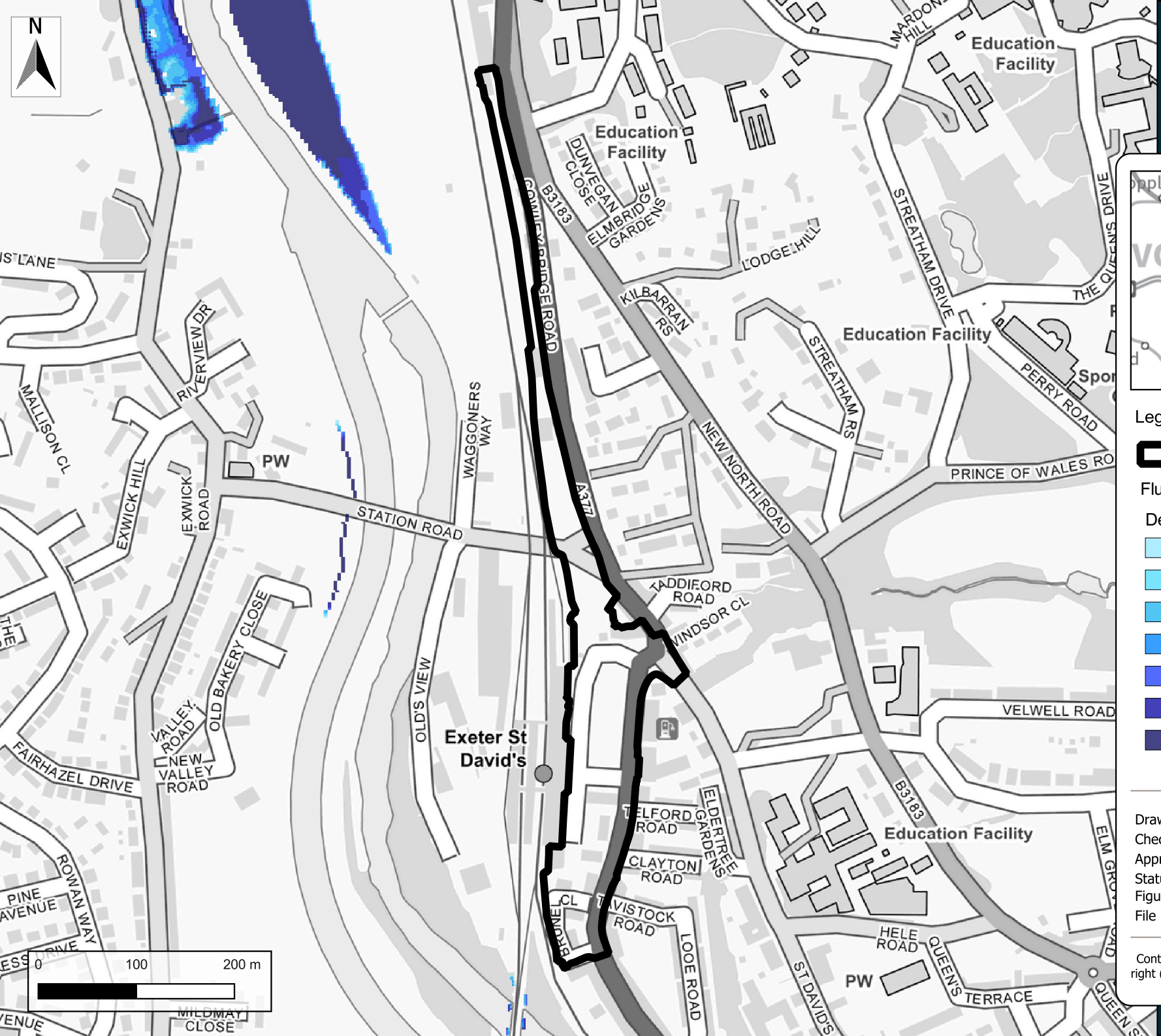


Legend

- Site Location
- Statutory Main River
- Flood Zone 2
- Flood Zone 3a
- Flood Zone 3b

Drawn By:	BG	Date:	23/10/2024
Checked By:	EH	Date:	23/10/2024
Approved By:	EH	Date:	23/10/2024
Status:	S3	Revision:	P01
Figure Title:	Flood Zones		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

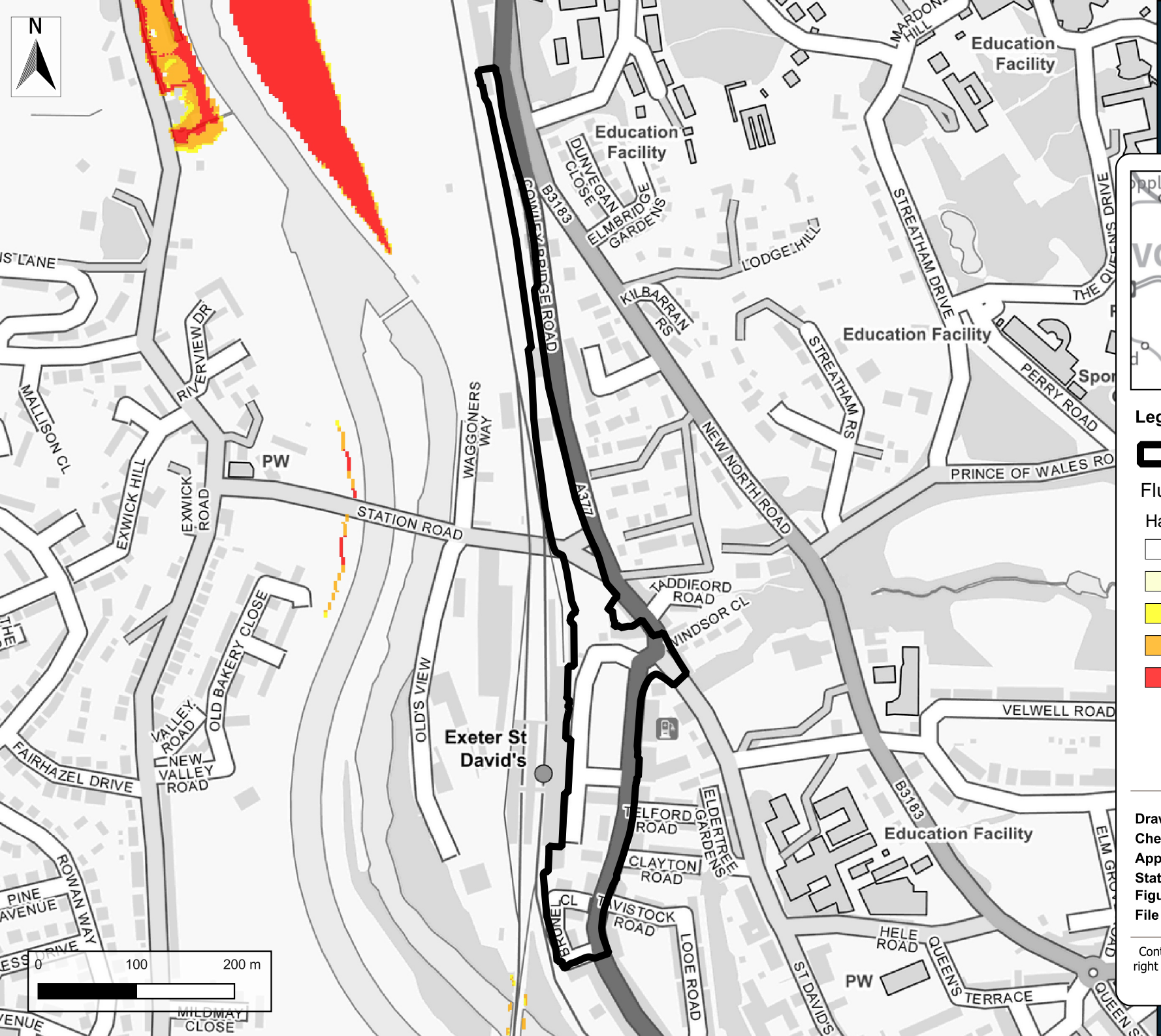
Fluvial 3.3% AEP event

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	Fluvial 3.3% depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

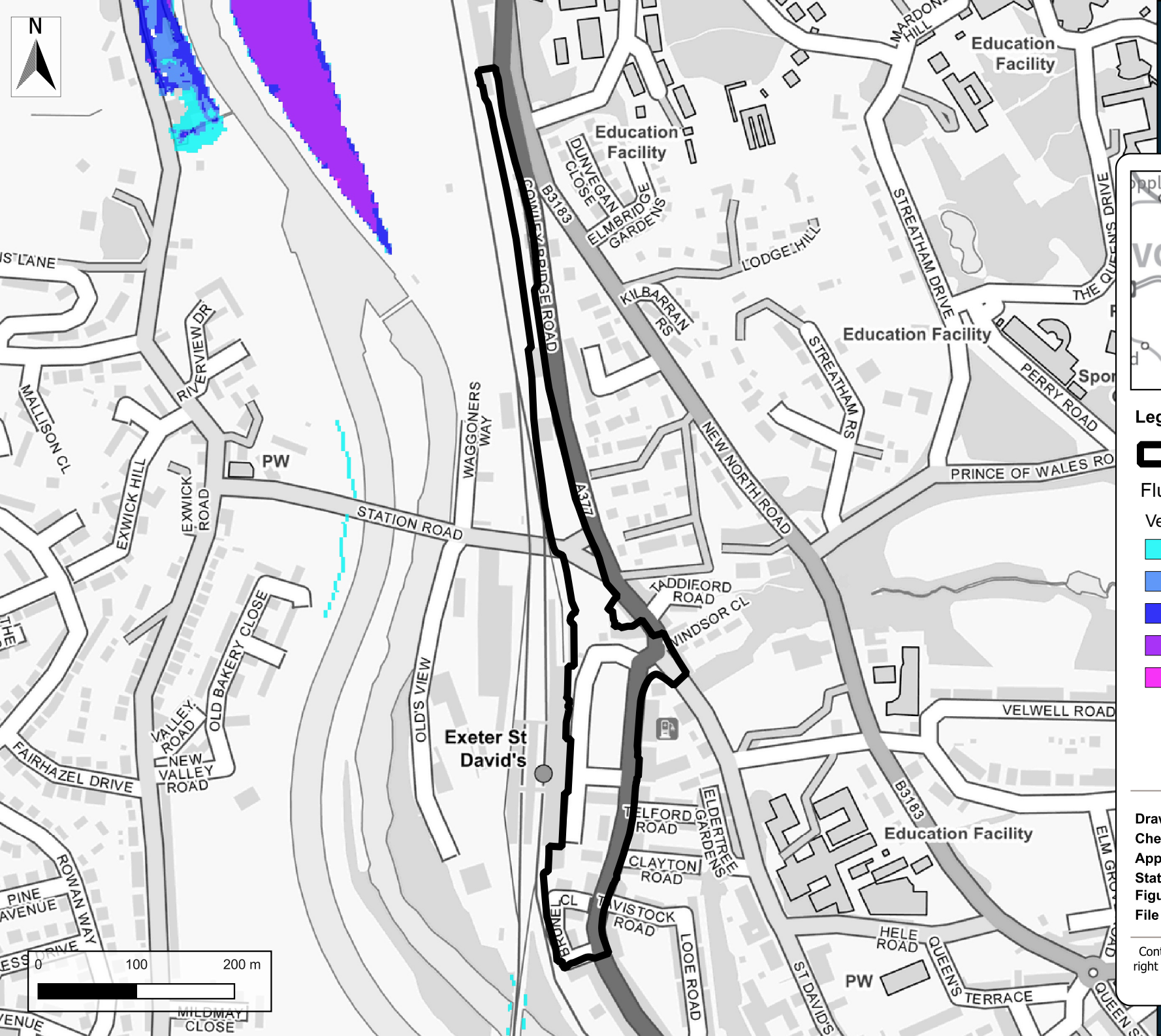
Fluvial 3.3% AEP

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	05/08/2024
Checked By:	EH	**Date:**	05/08/2024
Approved By:	EH	**Date:**	05/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Fluvial 3.3% AEP Hazard		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

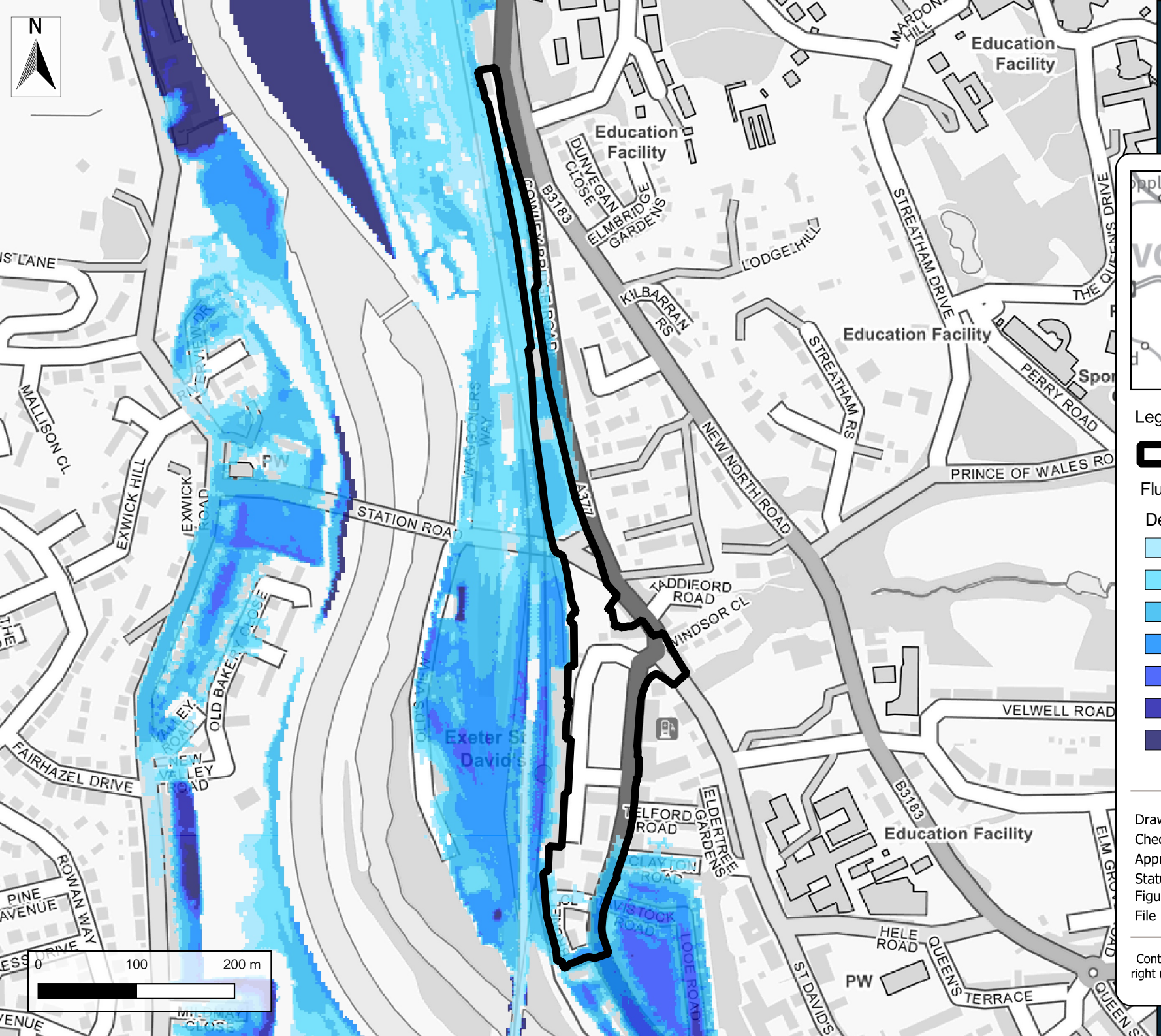
Fluvial 3.3% AEP

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	05/08/2024
Checked By:	EH	**Date:**	05/08/2024
Approved By:	EH	**Date:**	05/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Fluvial 3.3% AEP Velocity		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

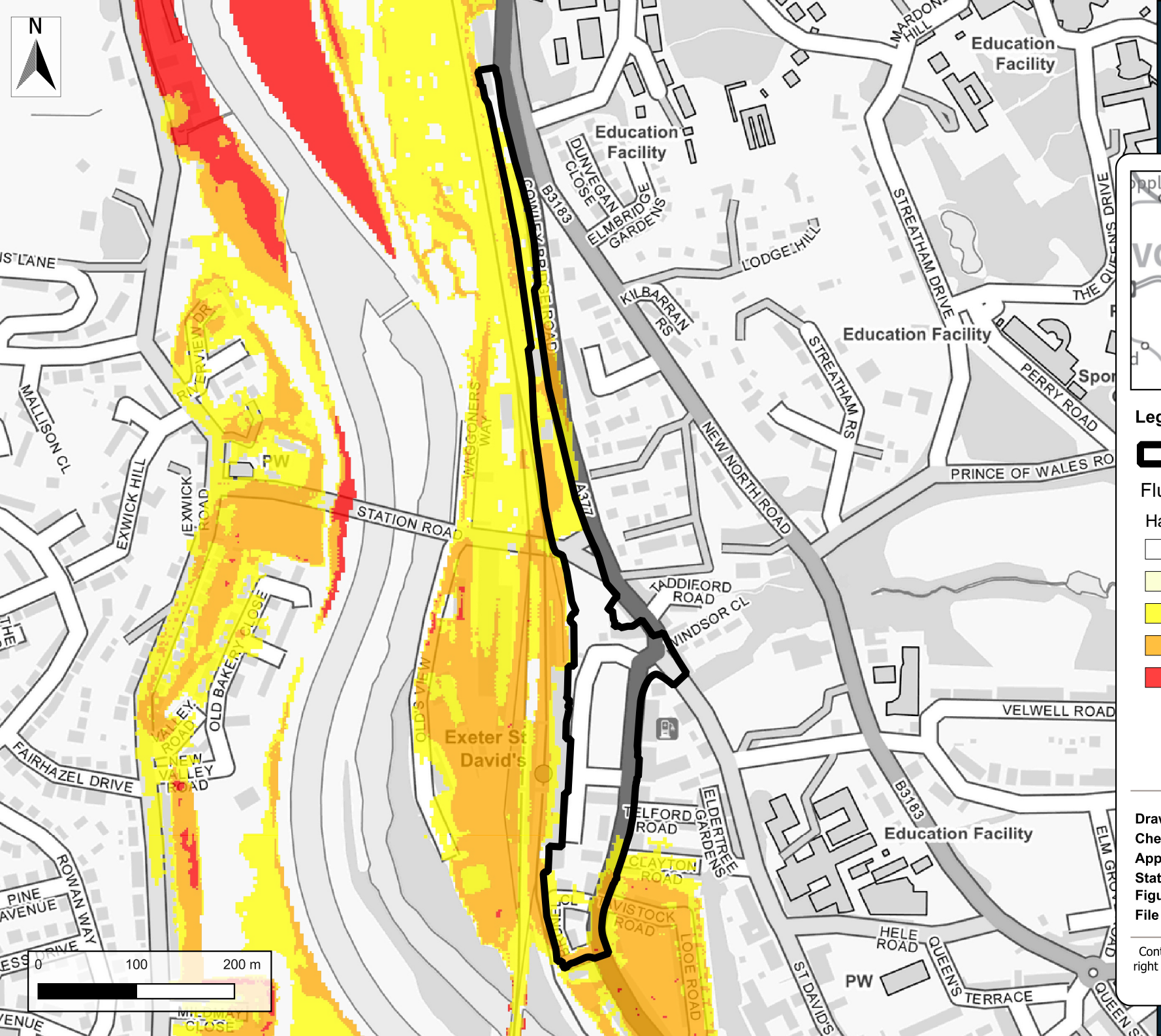
Fluvial 1% AEP event

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	Fluvial 1% depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

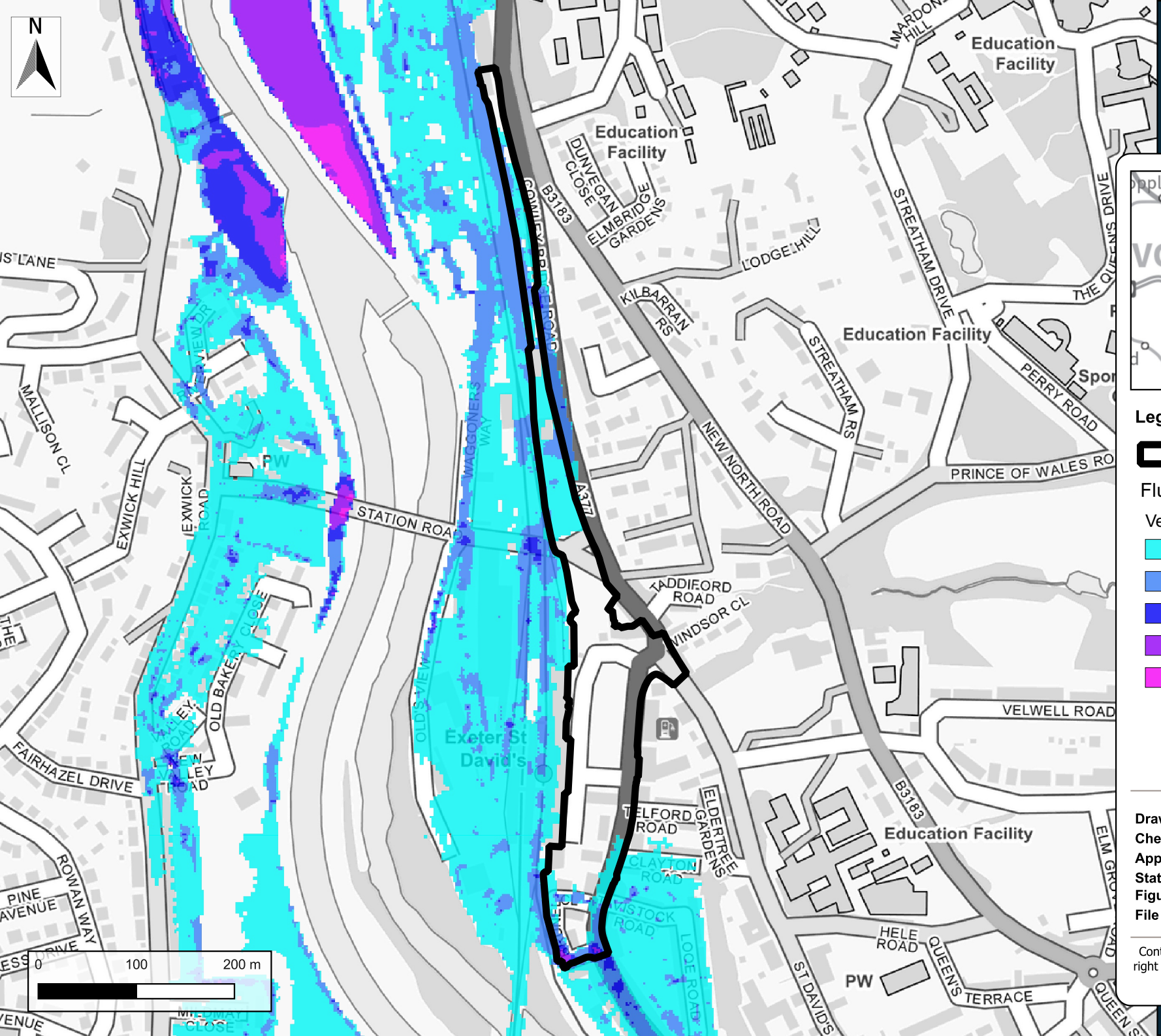
Fluvial 1% AEP

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	05/08/2024
Checked By:	EH	**Date:**	05/08/2024
Approved By:	EH	**Date:**	05/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Fluvial 1% AEP Hazard		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

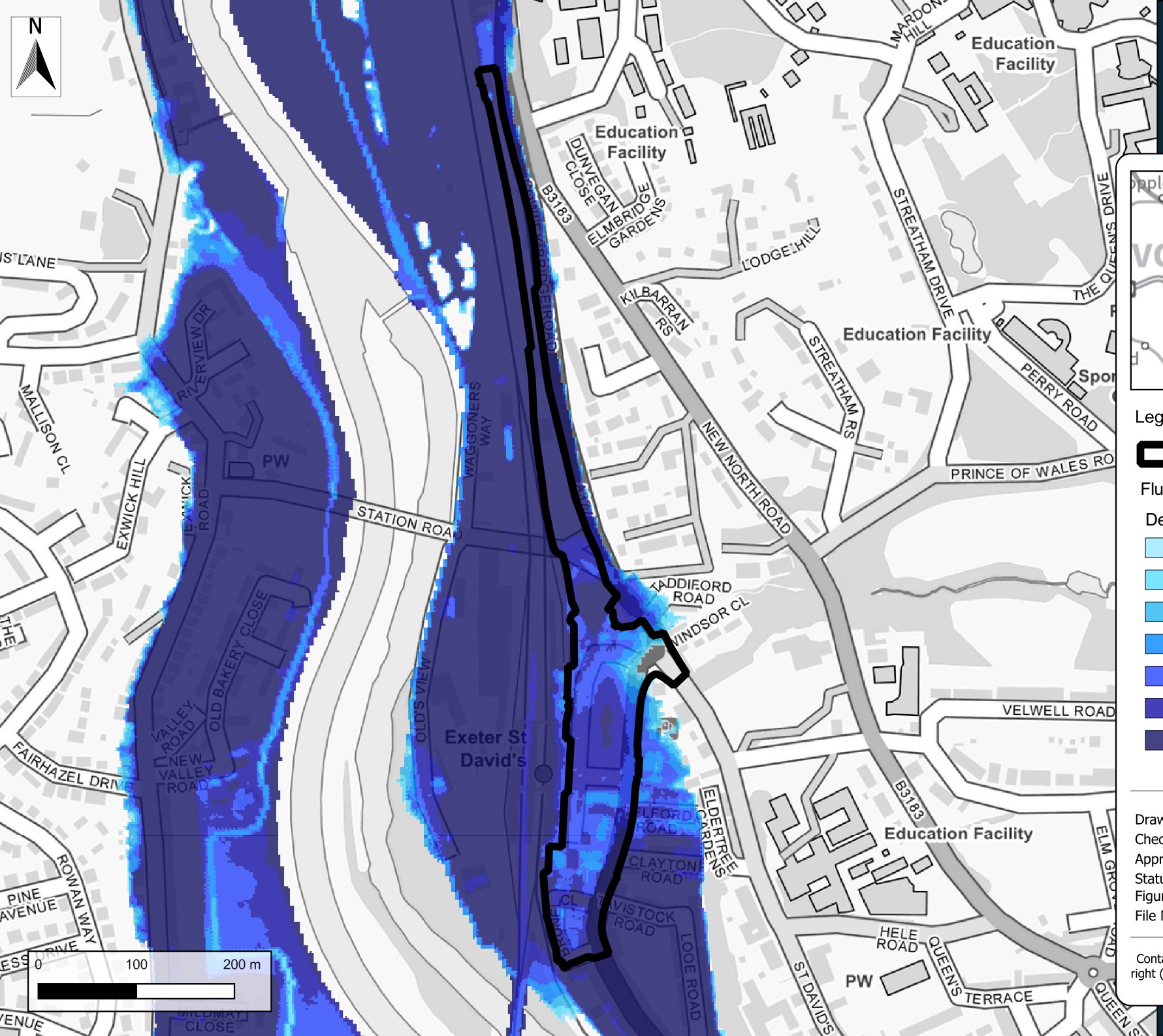
Fluvial 1% AEP

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	05/08/2024
Checked By:	EH	**Date:**	05/08/2024
Approved By:	EH	**Date:**	05/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Fluvial 1% AEP Velocity		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

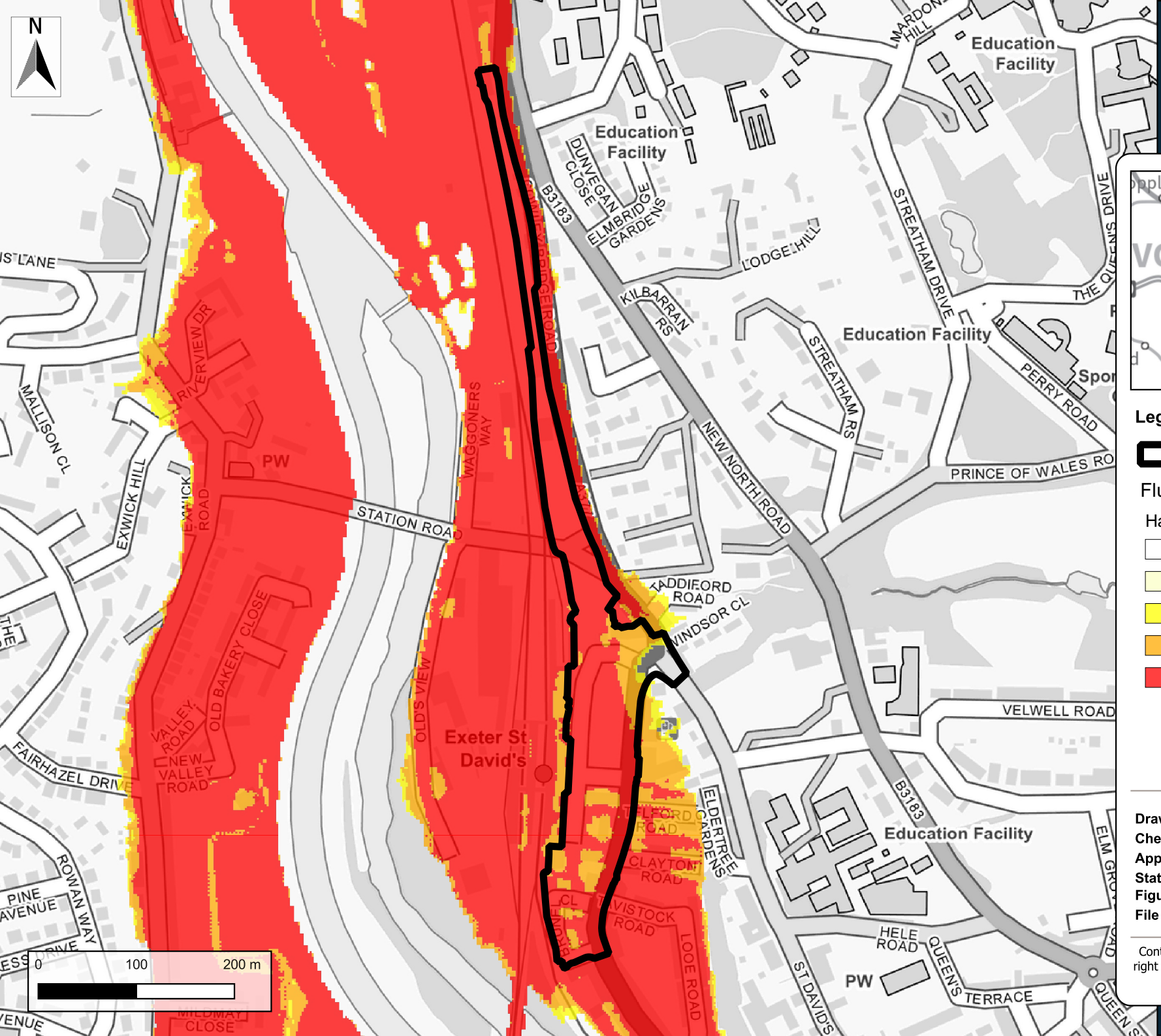
Fluvial 0.1% AEP event

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	Fluvial 0.1% depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

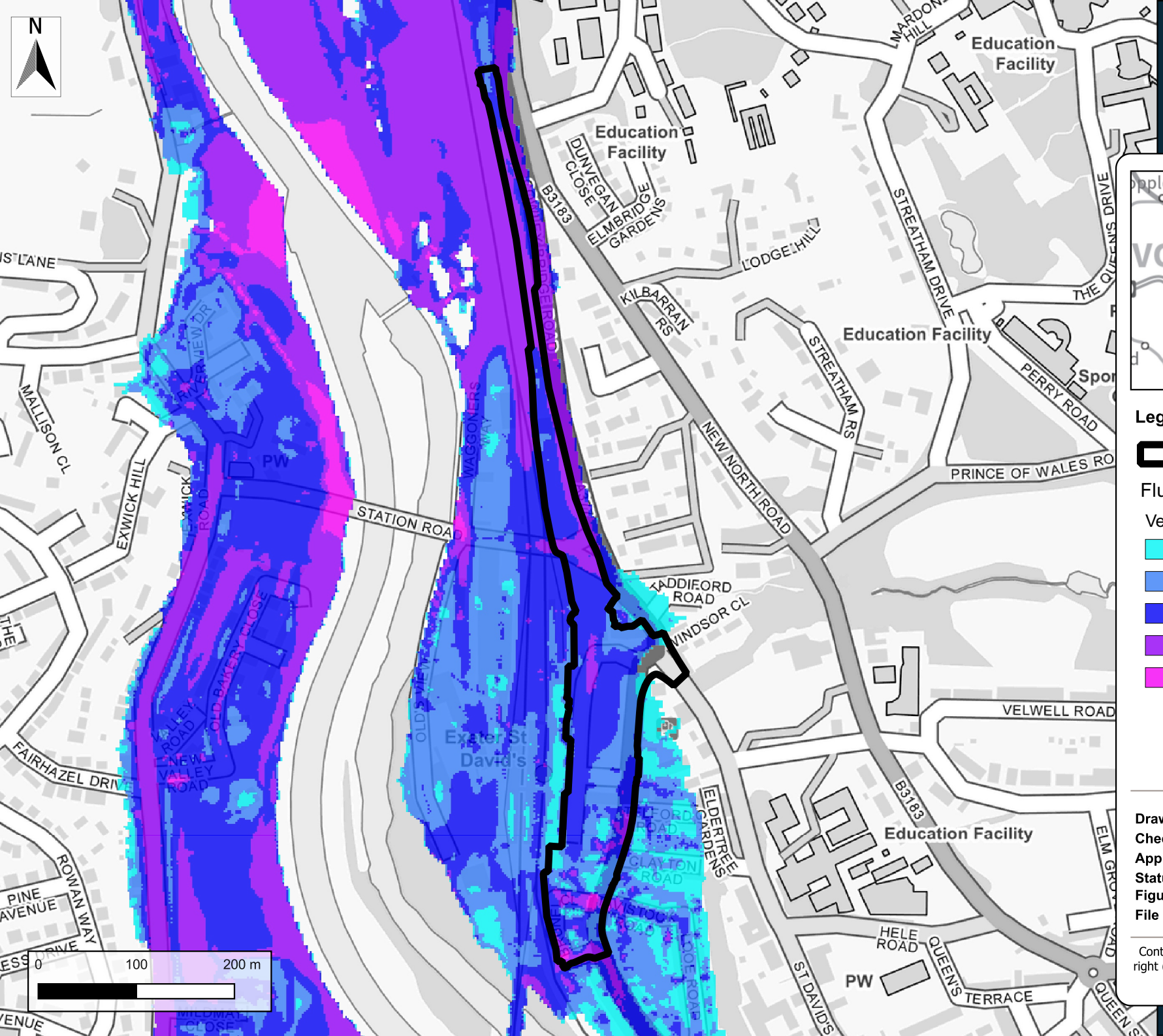
Fluvial 0.1% AEP

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	05/08/2024
Checked By:	EH	**Date:**	05/08/2024
Approved By:	EH	**Date:**	05/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Fluvial 0.1% AEP Hazard		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

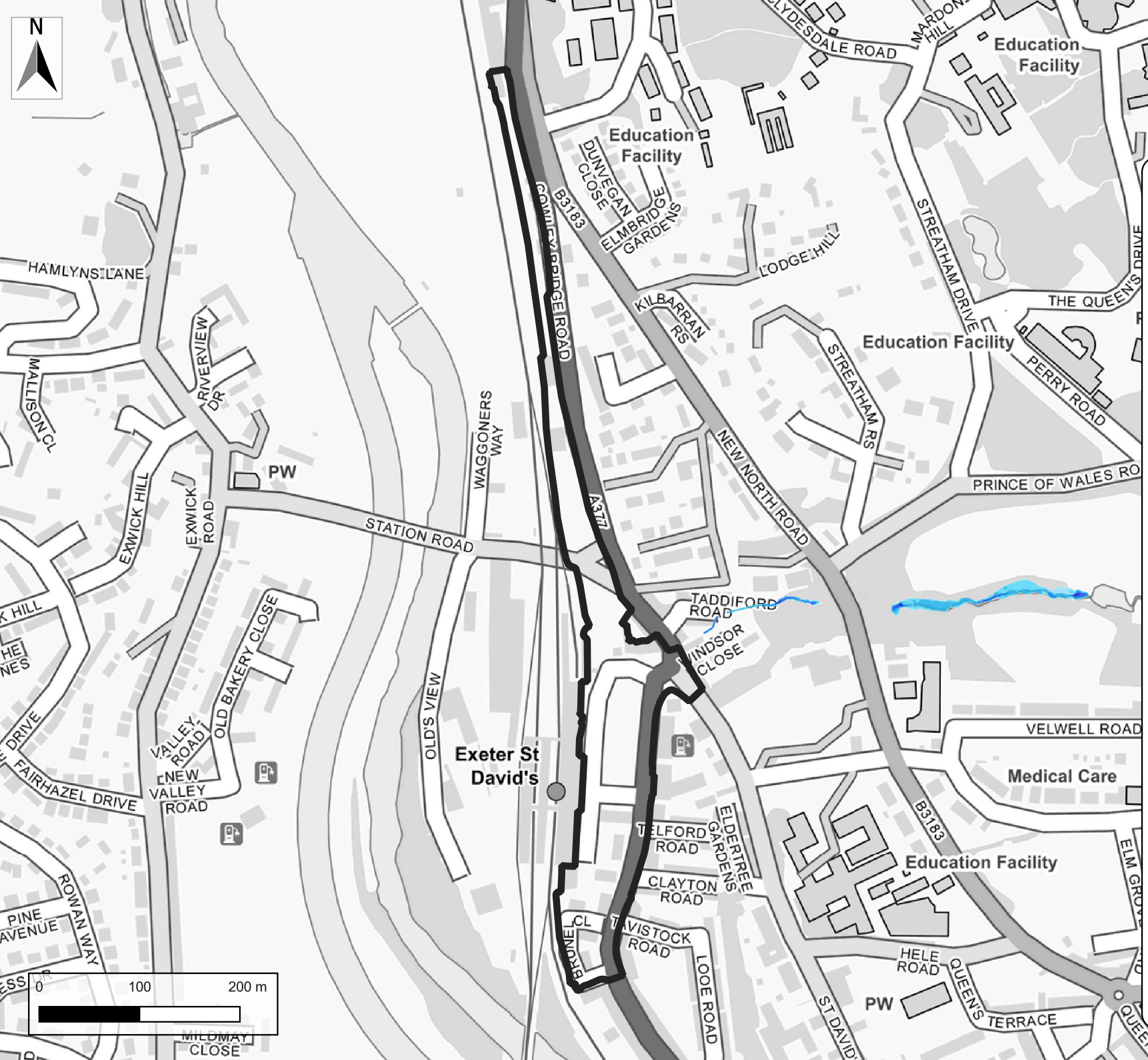
Fluvial 0.1% AEP

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	05/08/2024
Checked By:	EH	**Date:**	05/08/2024
Approved By:	EH	**Date:**	05/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Fluvial 0.1% AEP Velocity		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

Fluvial 3.3% AEP

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 3.3% AEP		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

Legend

- Site Location

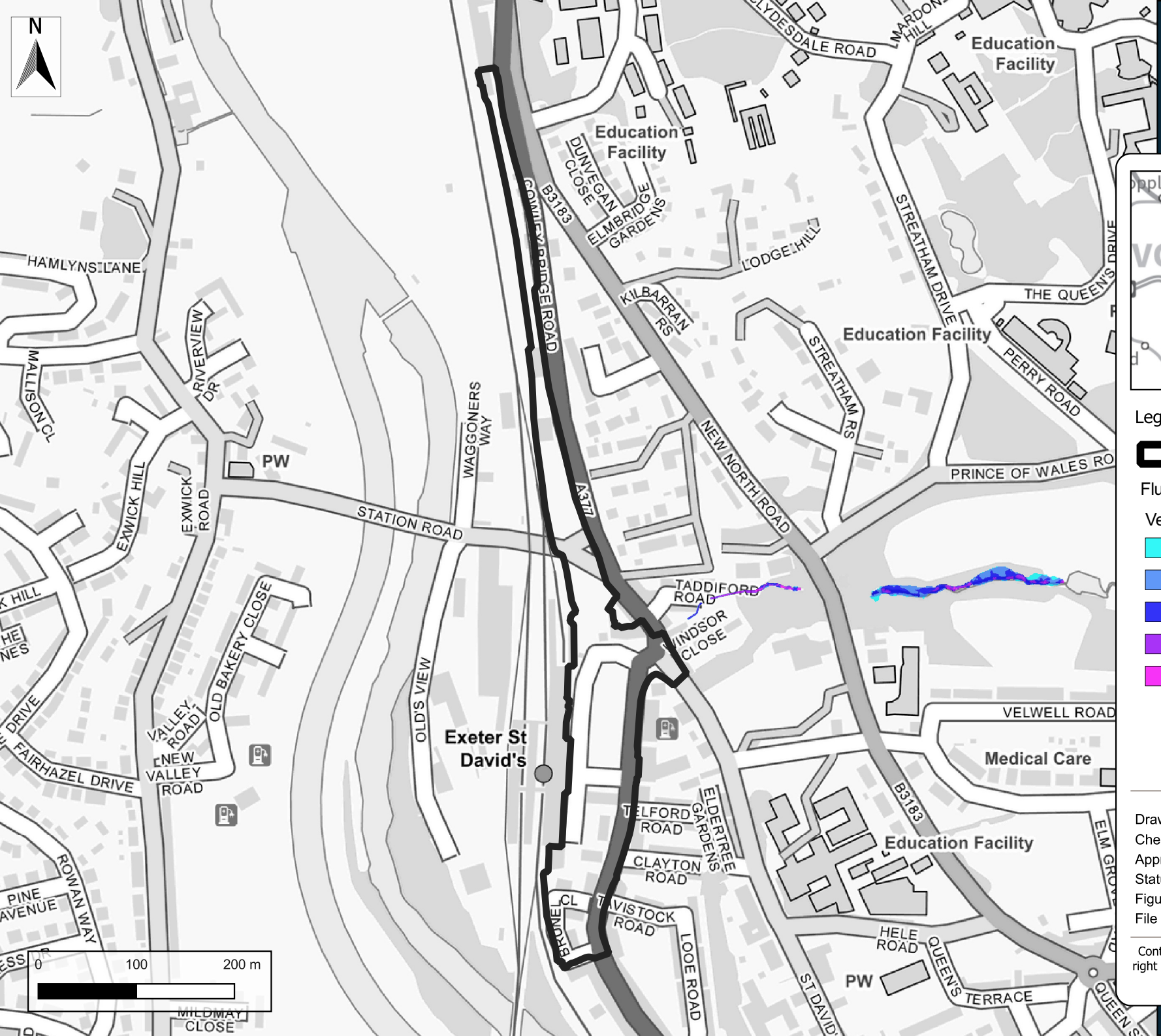
Fluvial 3.3% AEP

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 3.3% AEP		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

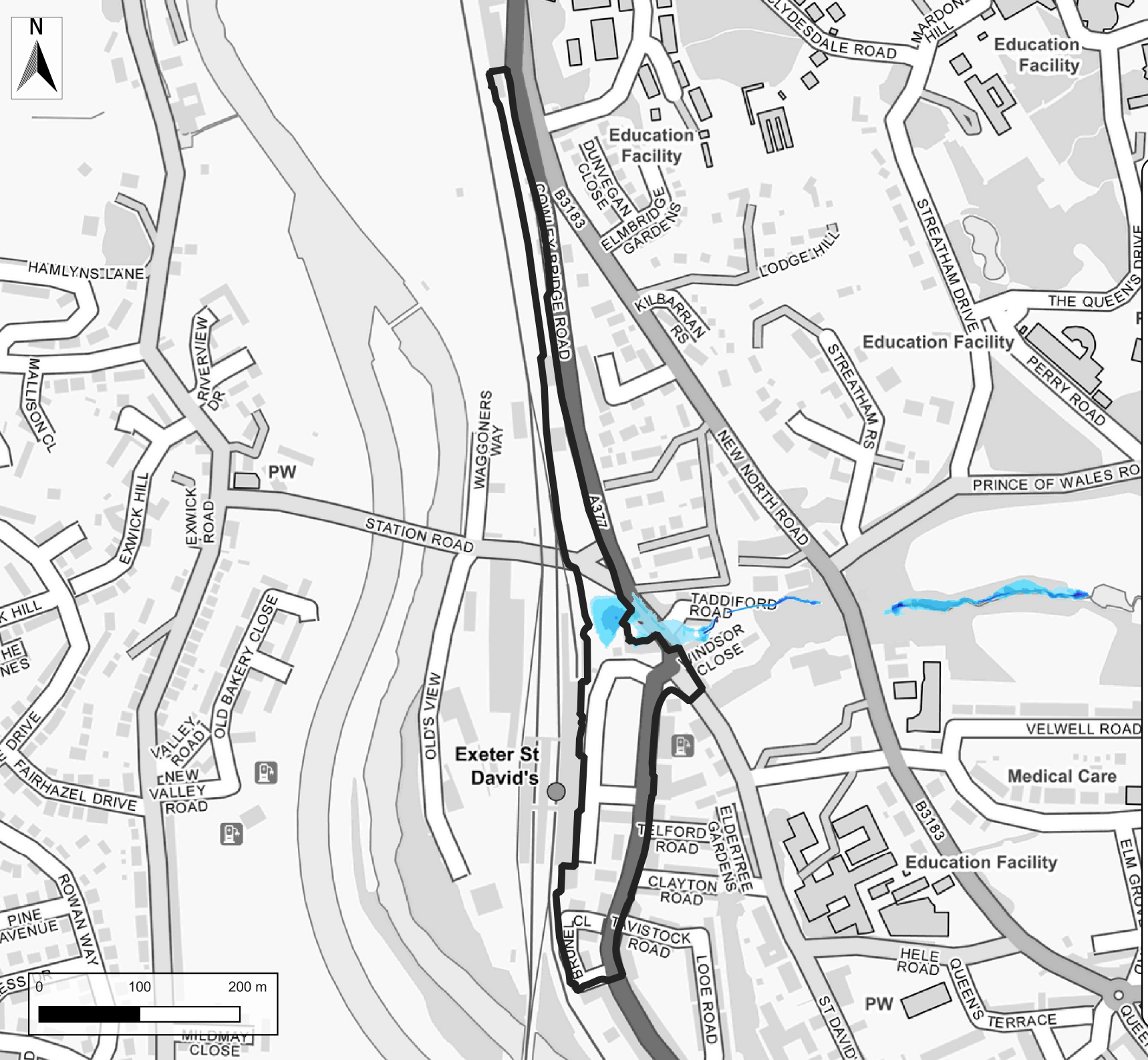
Fluvial 3.3% AEP

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 3.3% AEP		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

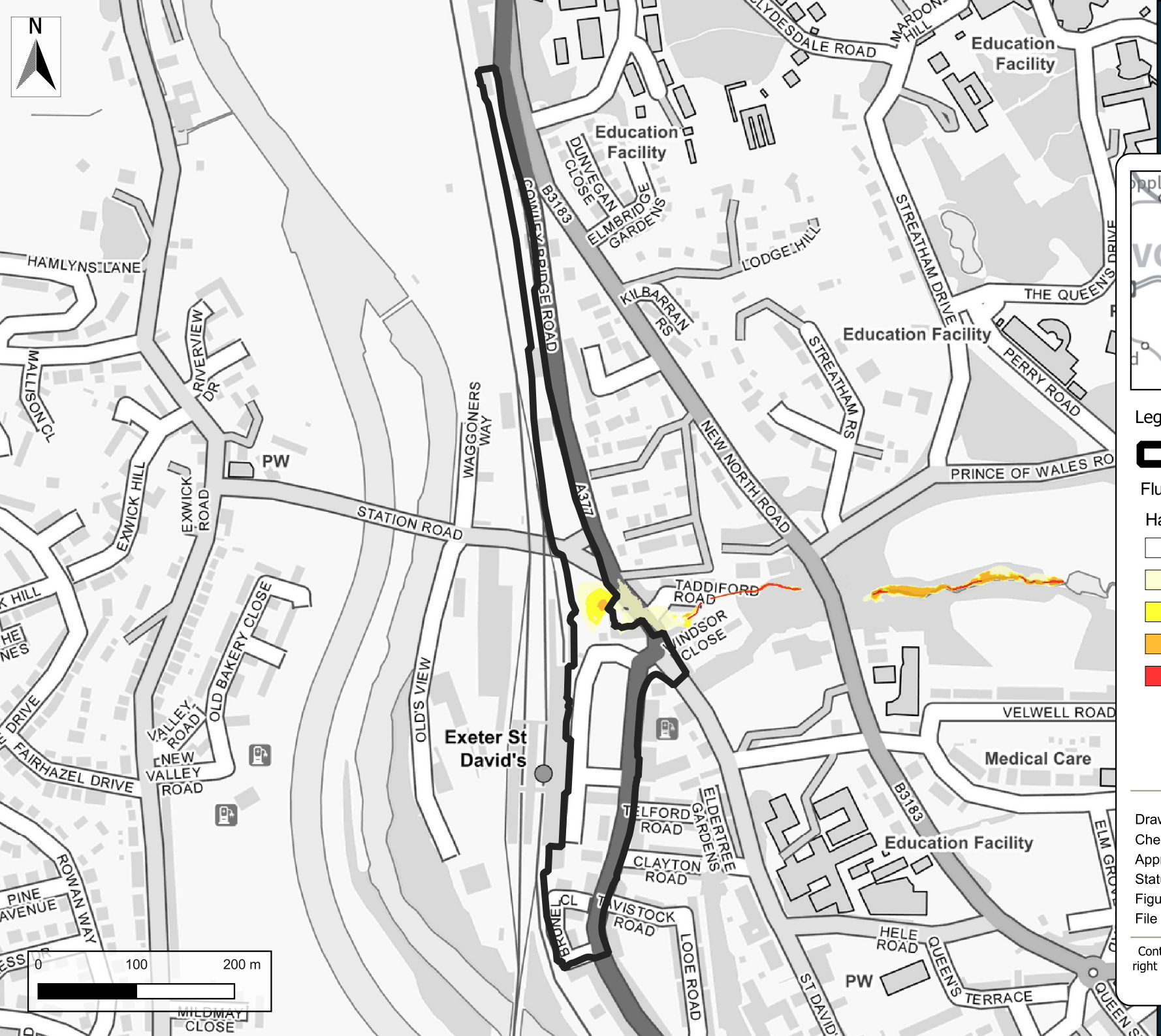
Fluvial 1% AEP

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 1% AEP		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

- Site Location

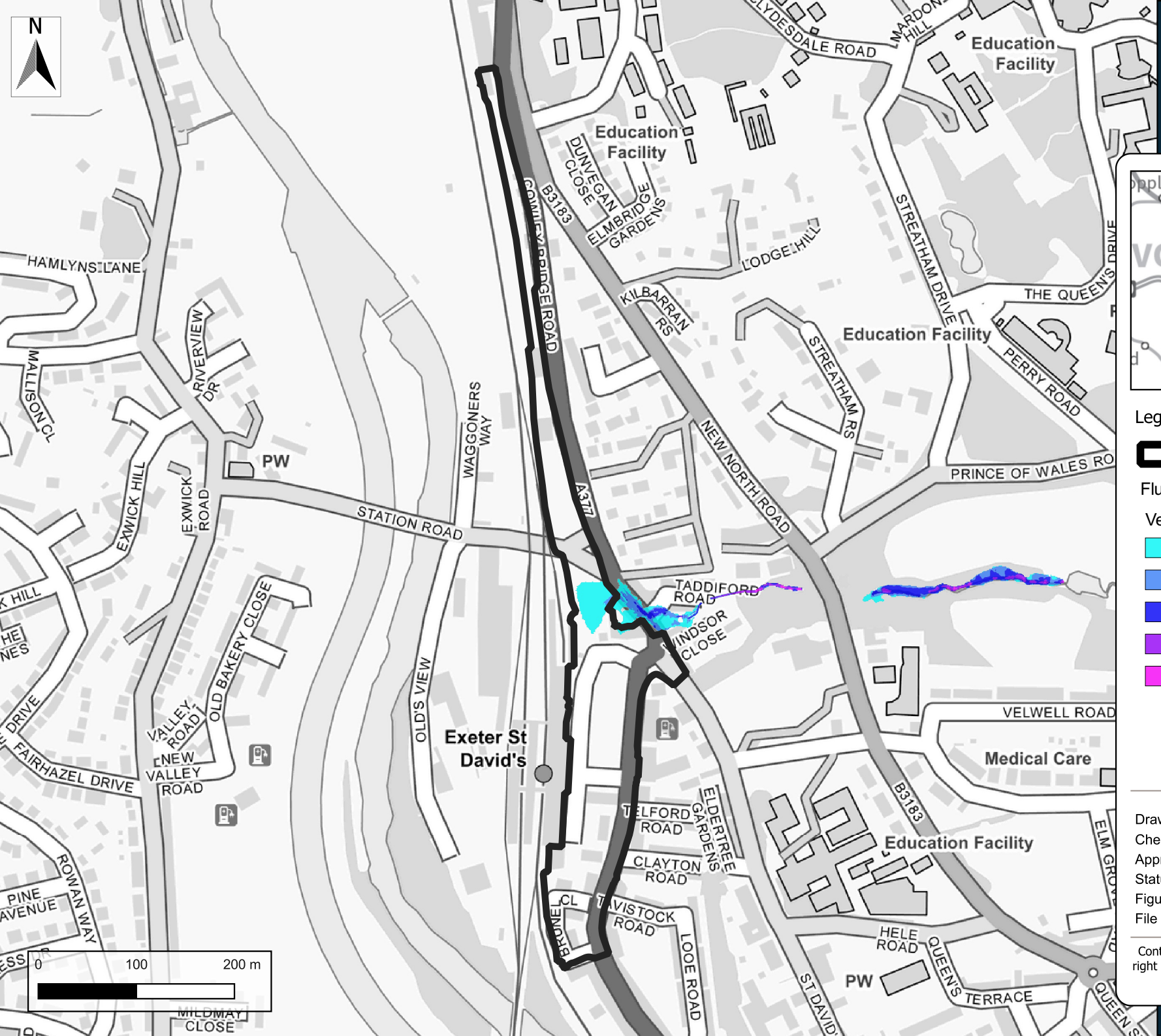
Fluvial 1% AEP

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 1% AEP		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

Fluvial 1% AEP

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 1% AEP		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

Legend

Site Location

Fluvial 0.1% AEP

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 0.1% AEP		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

Legend

- Site Location

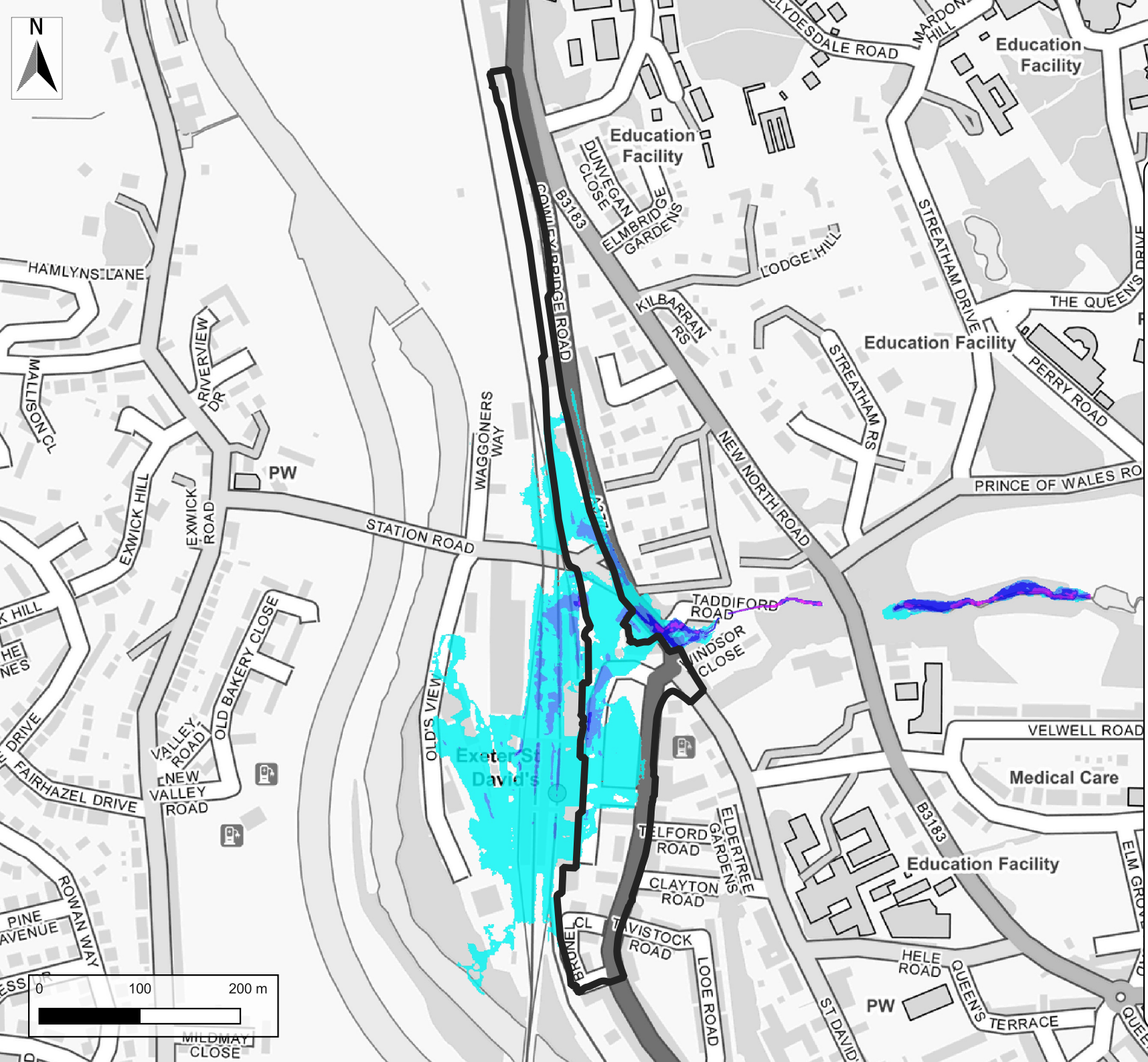
Fluvial 0.1% AEP

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 0.1% AEP		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

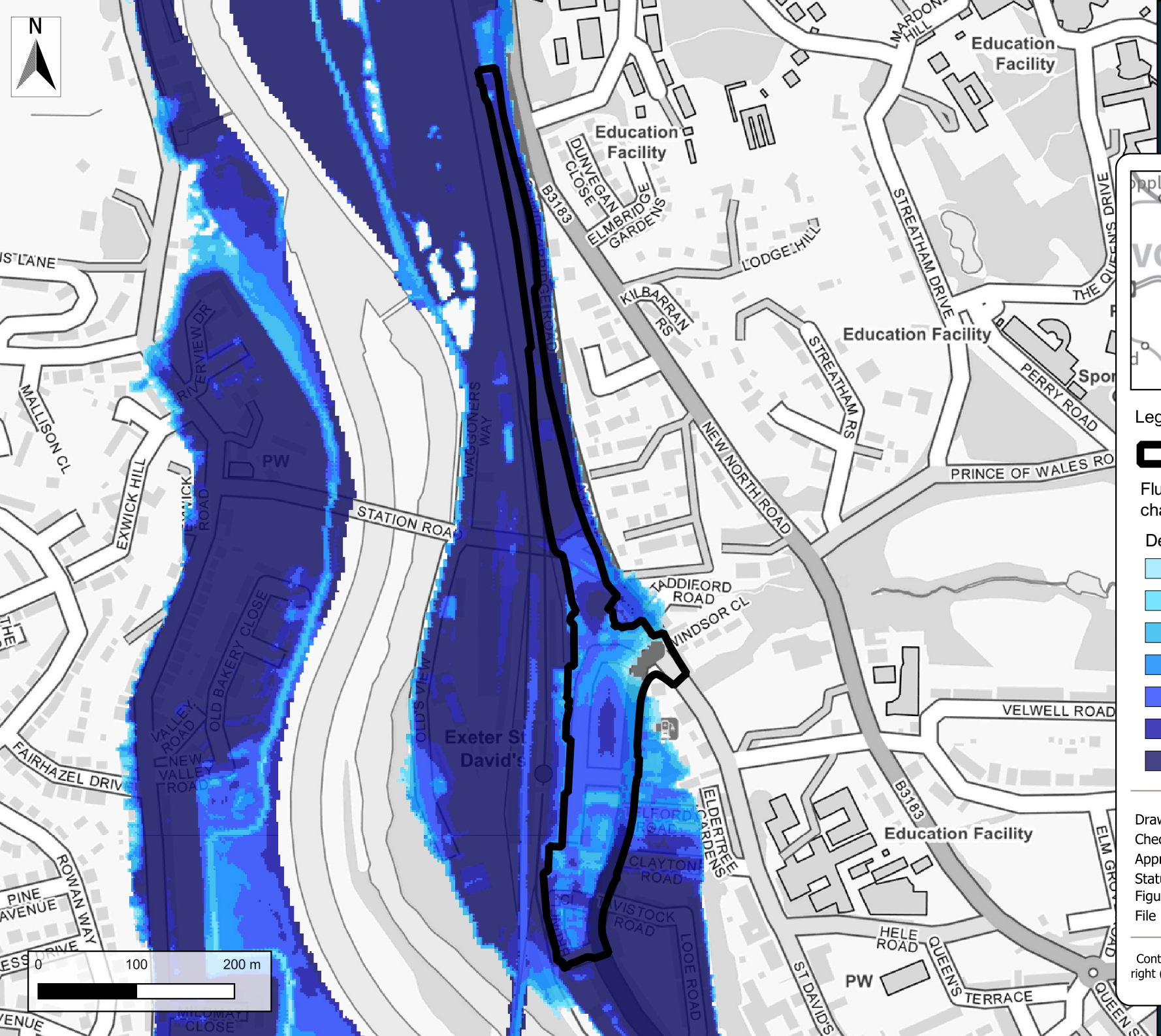
Fluvial 0.1% AEP

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 0.1% AEP		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

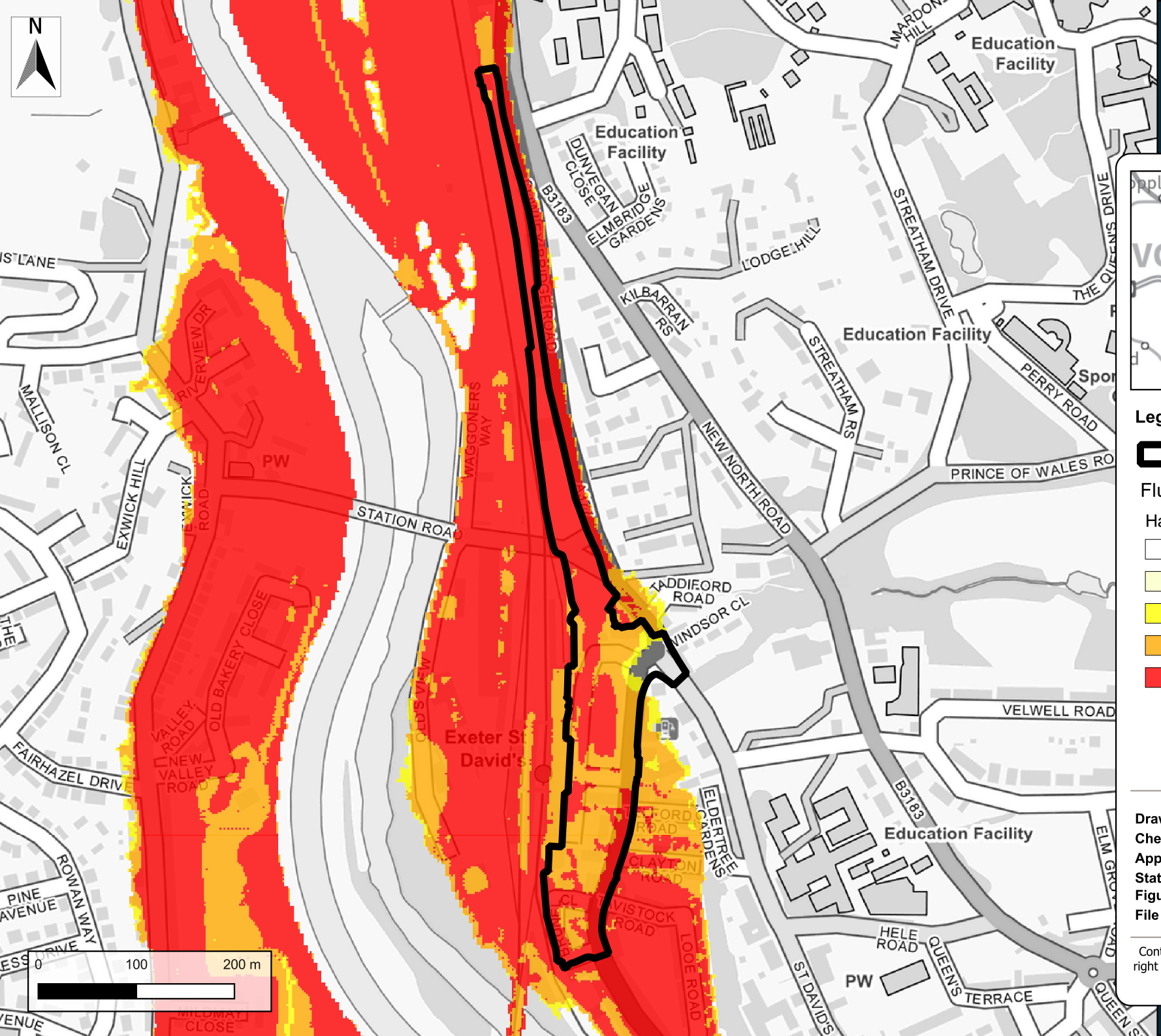
Fluvial 1% AEP plus 46% climate change

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	Fluvial 1% + CC depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

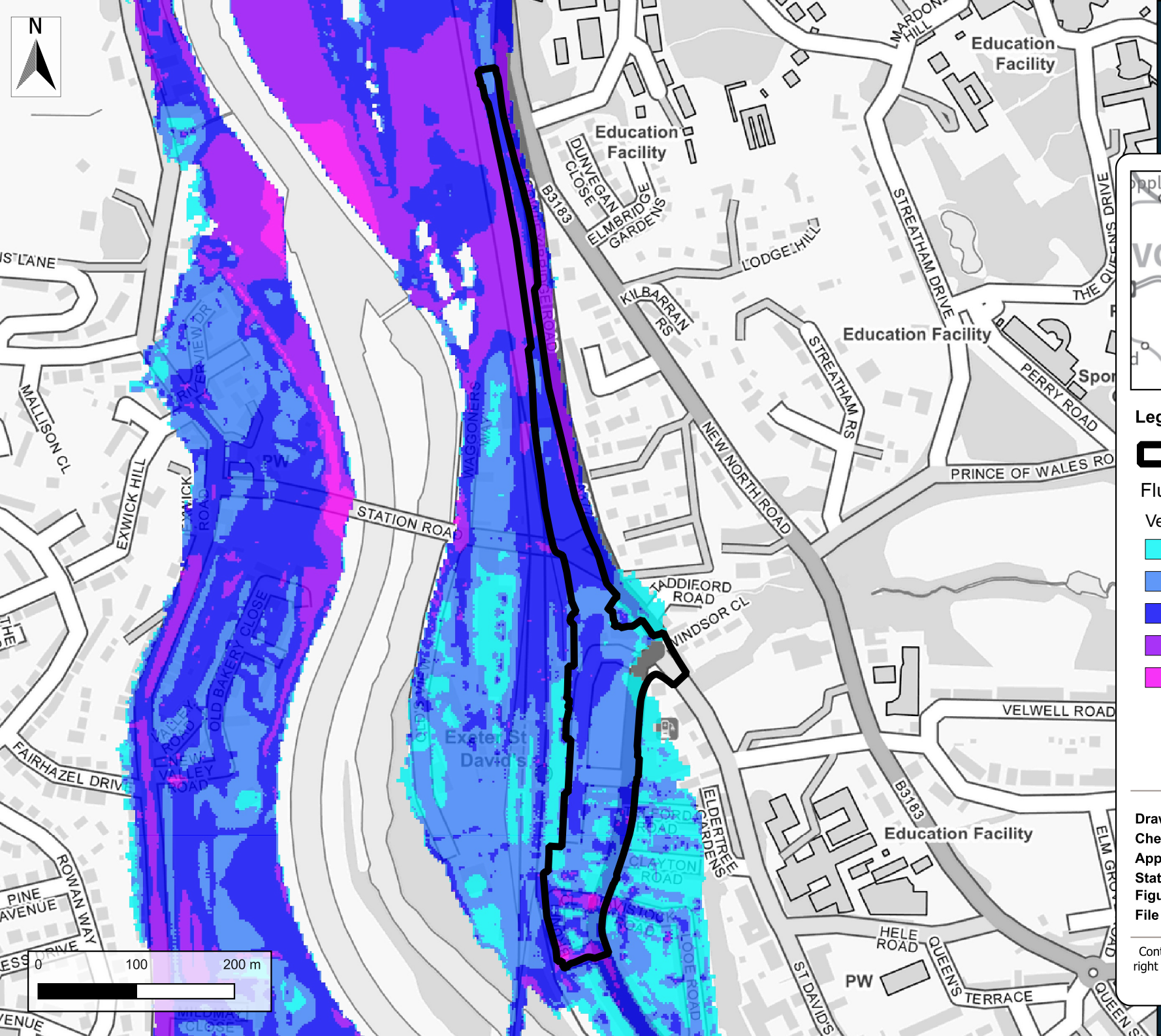
Fluvial 1% AEP plus 46% CC

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	06/08/2024
Checked By:	EH	**Date:**	06/08/2024
Approved By:	EH	**Date:**	06/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Fluvial 1% AEP + 46% CC		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

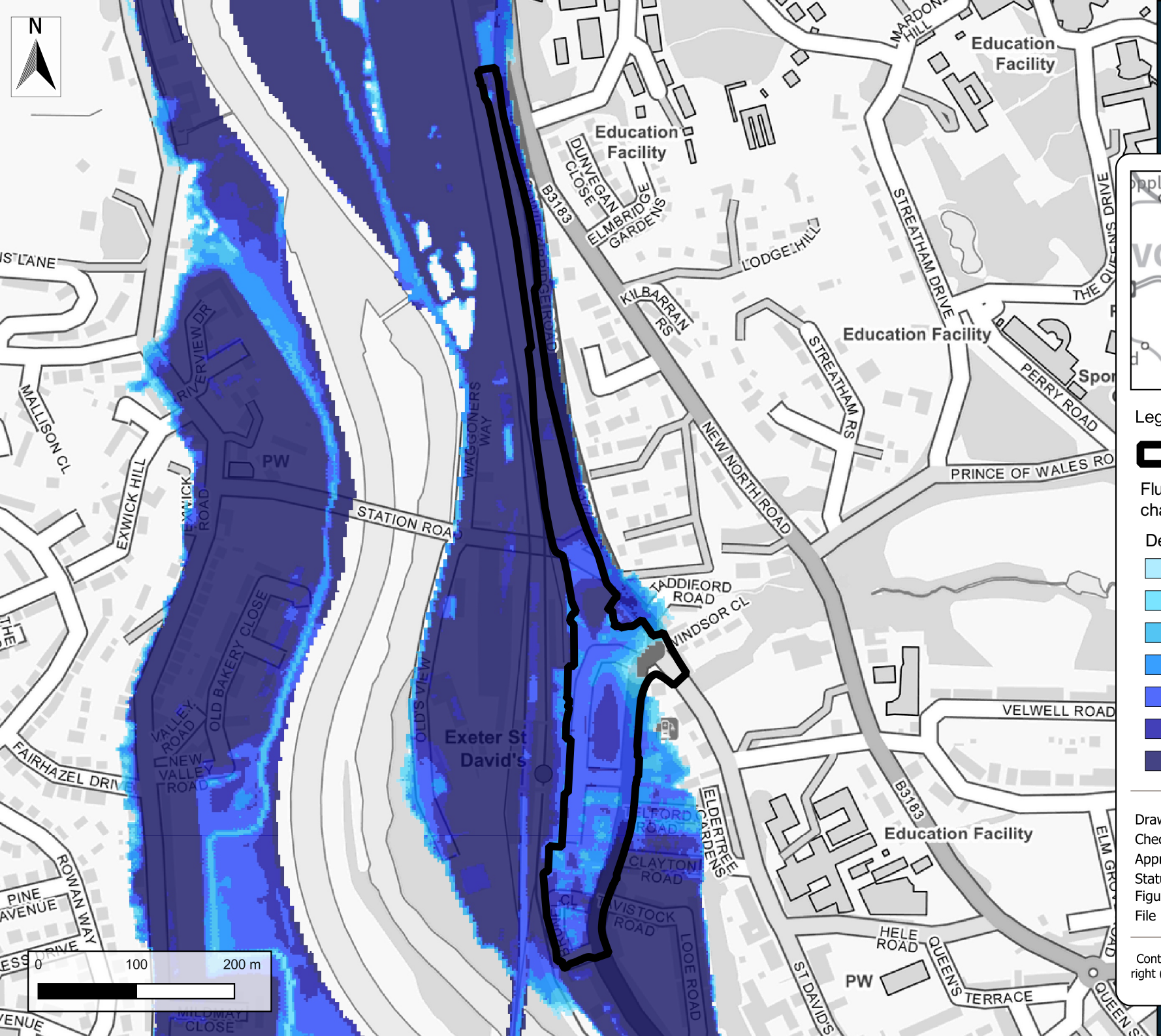
Fluvial 1% AEP plus 46% CC

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	05/08/2024
Checked By:	EH	**Date:**	05/08/2024
Approved By:	EH	**Date:**	05/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Fluvial 1% AEP + 46% CC		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

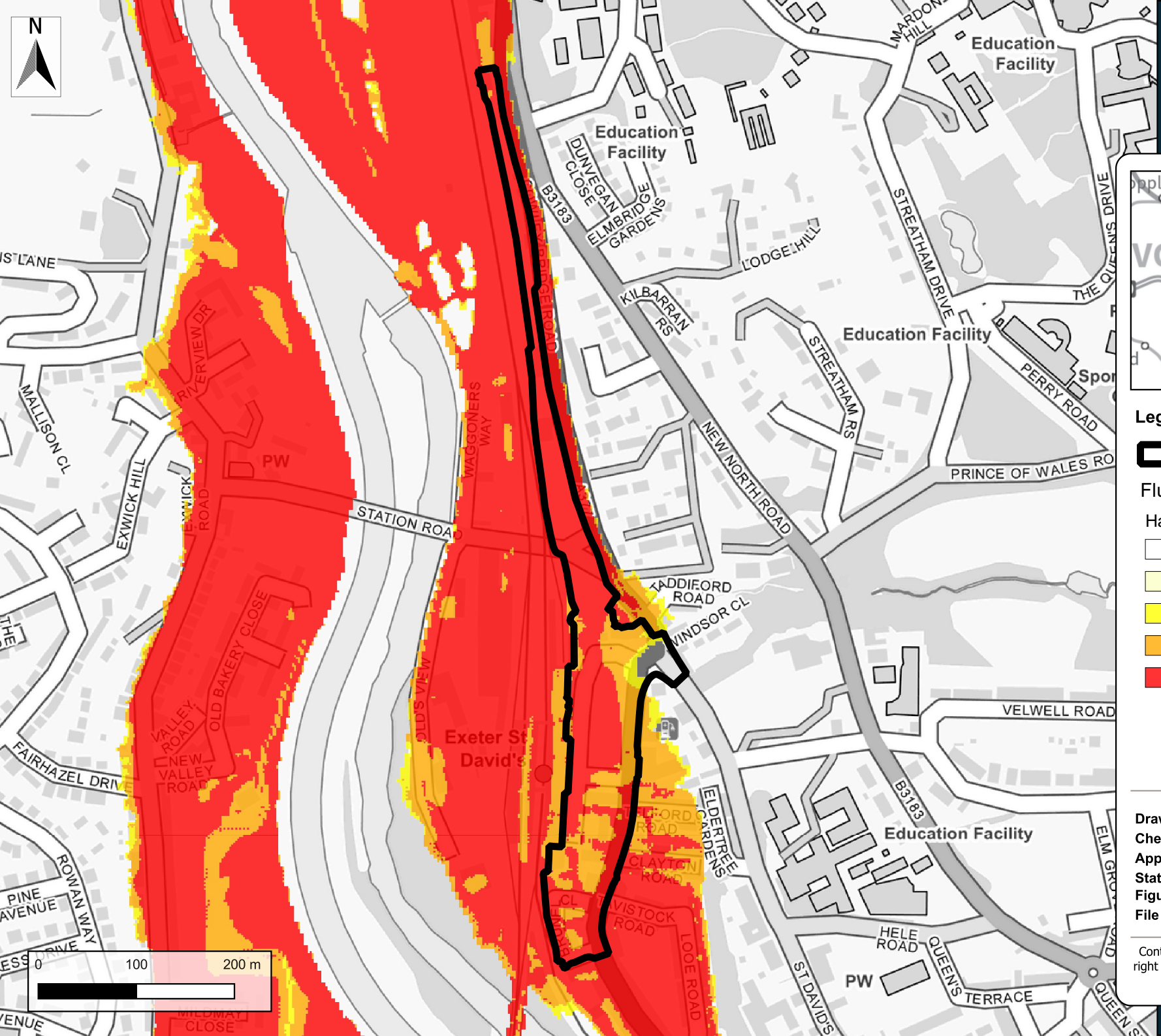
Fluvial 1% AEP plus 61% climate change

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	Fluvial 1% + CC depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

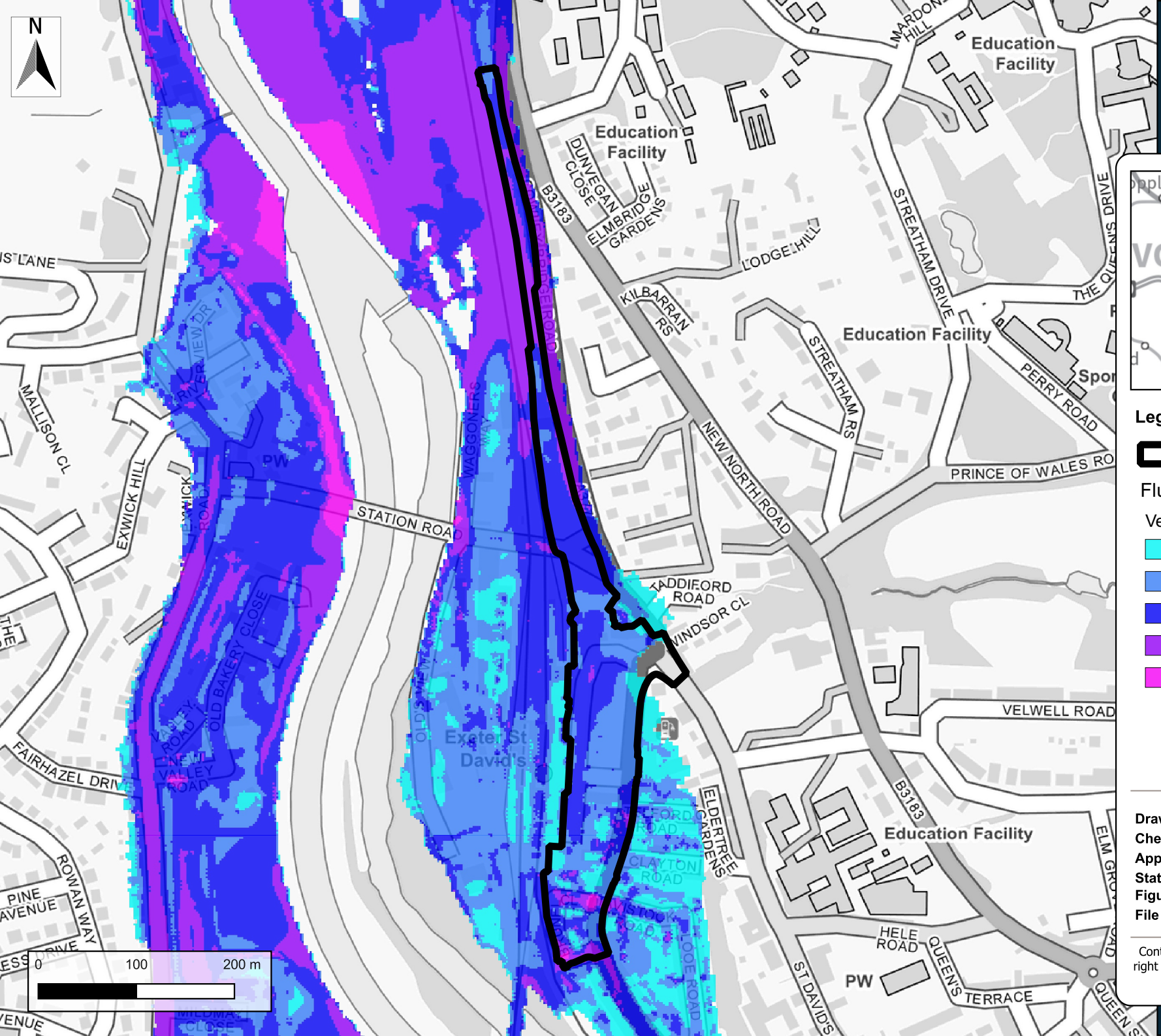
Fluvial 1% AEP plus 61% CC

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	06/08/2024
Checked By:	EH	**Date:**	06/08/2024
Approved By:	EH	**Date:**	06/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Fluvial 1% AEP + 61% CC		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

Fluvial 1% AEP plus 61% CC

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	05/08/2024
Checked By:	EH	**Date:**	05/08/2024
Approved By:	EH	**Date:**	05/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Fluvial 1% AEP + 61% CC		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

Legend

Site Location

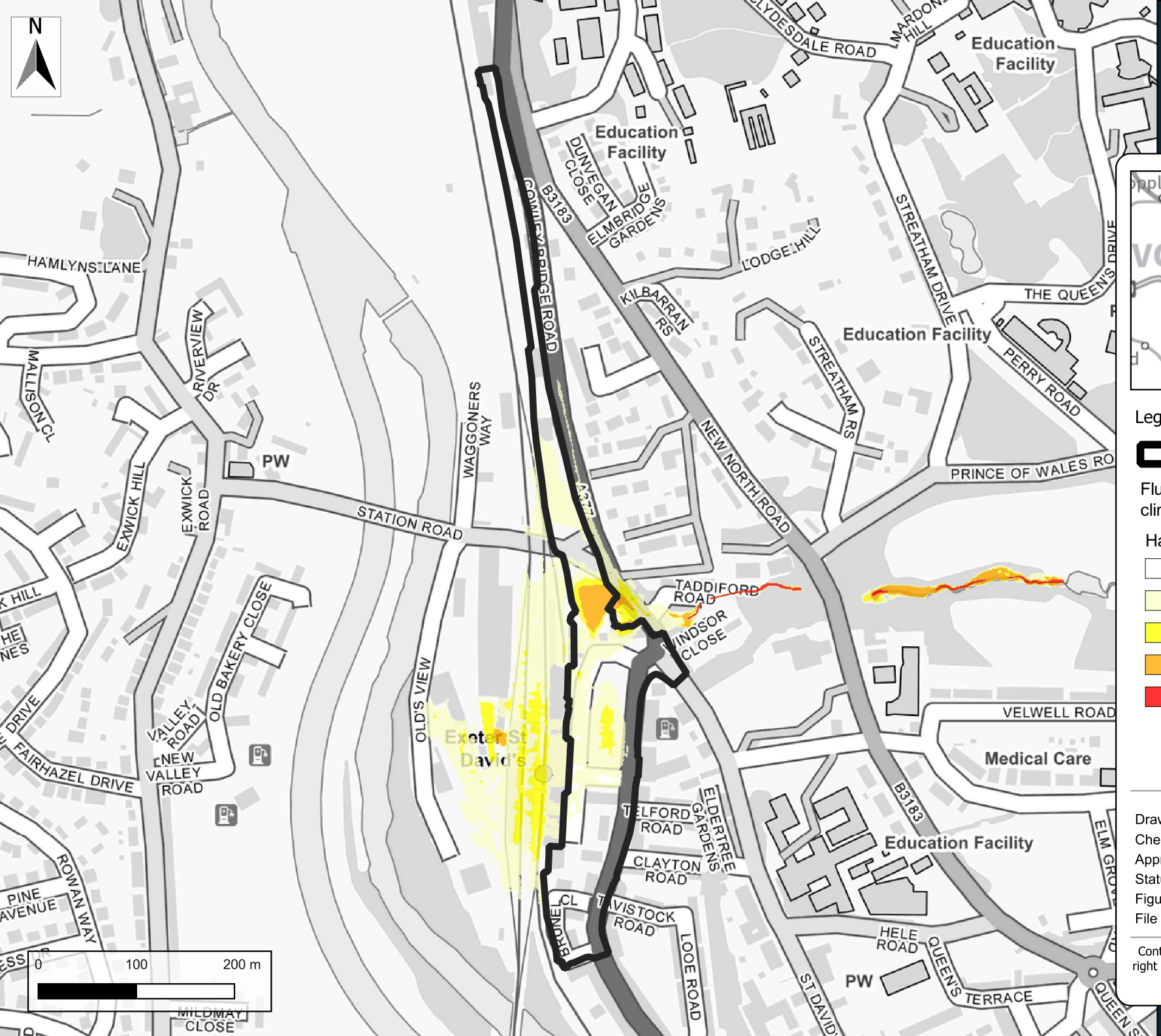
Fluvial 1% AEP plus 46% Climate Change

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 1% AEP		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

Fluvial 1% AEP plus 46% climate change

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 1% + 46CC		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

Legend

Site Location

Fluvial 1% AEP plus 46% Climate Change

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 1%+ 46%cc		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

Legend

Site Location

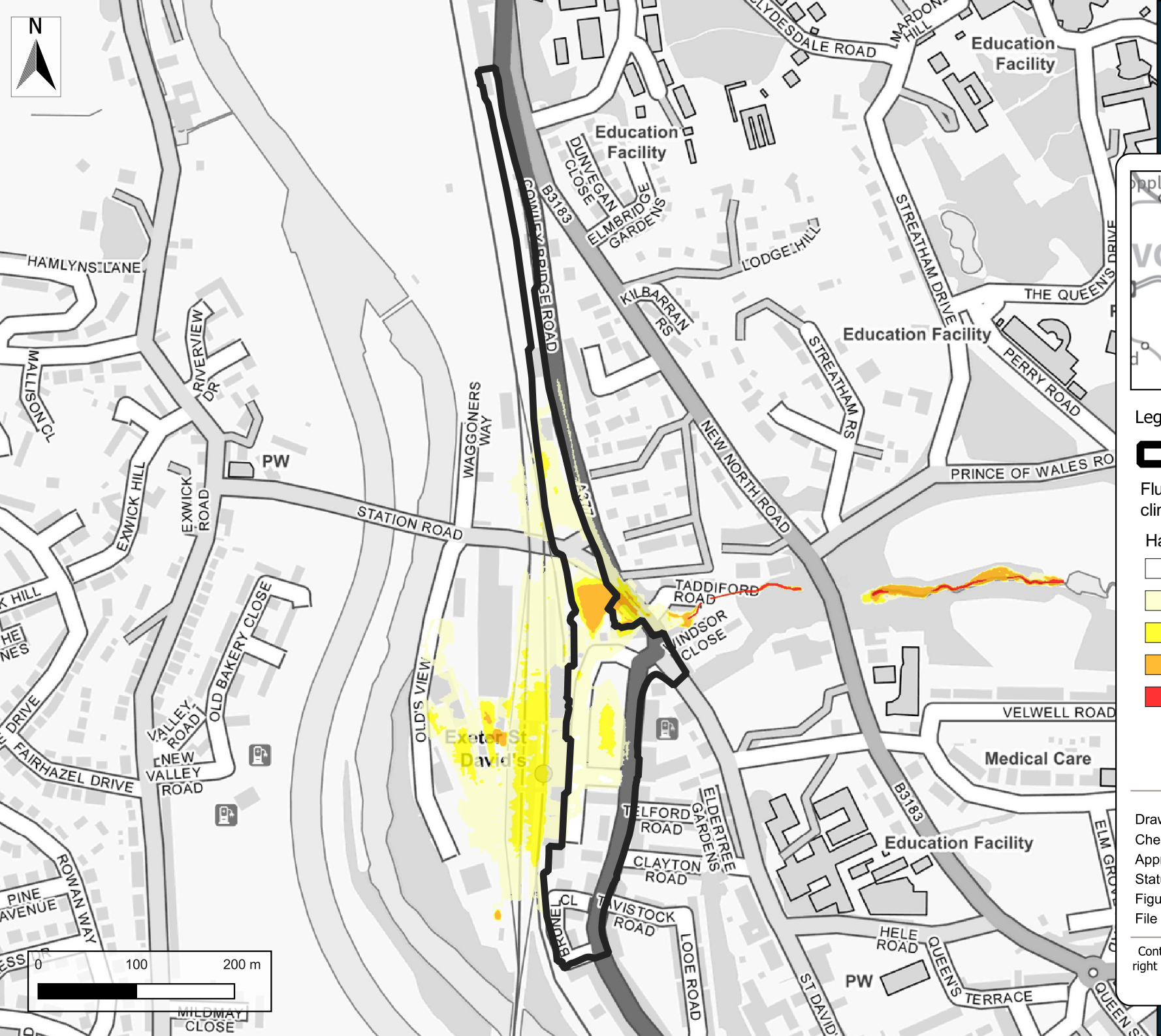
Fluvial 1% AEP plus 61% Climate Change

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 1% + 61%cc		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

Fluvial 1% AEP plus 61% climate change

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 1% + 61CC		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

Legend

Site Location

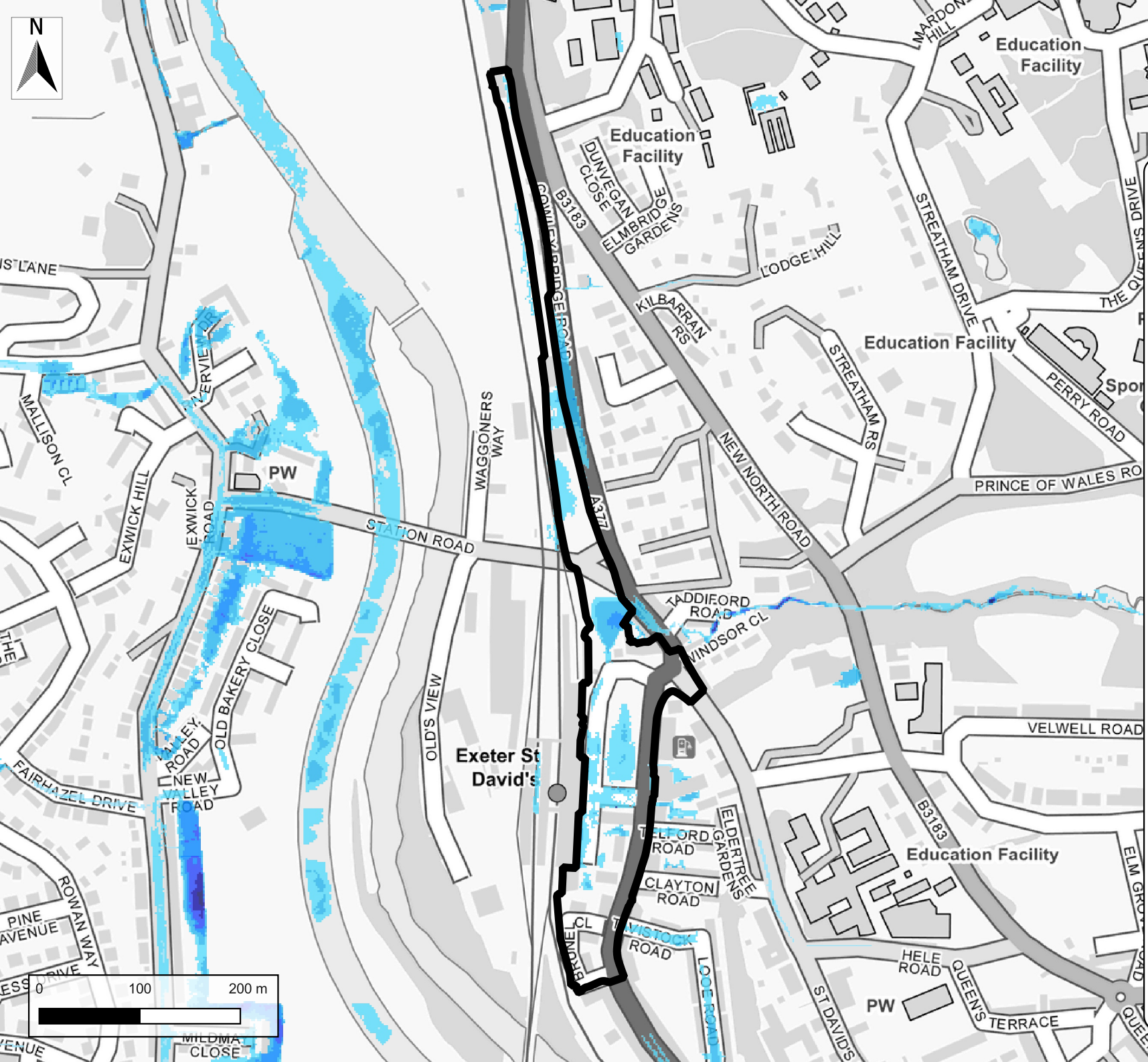
Fluvial 1% AEP plus 61% Climate Change

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	Date:	18/11/2024
Checked By:	EH	Date:	18/11/2024
Approved By:	EH	Date:	18/11/2024
Status:	S3	Revision:	P01
Figure Title:	Taddiforde Brook 1%+ 61%cc		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Exeter City Council

JBA consulting

Legend

Site Location

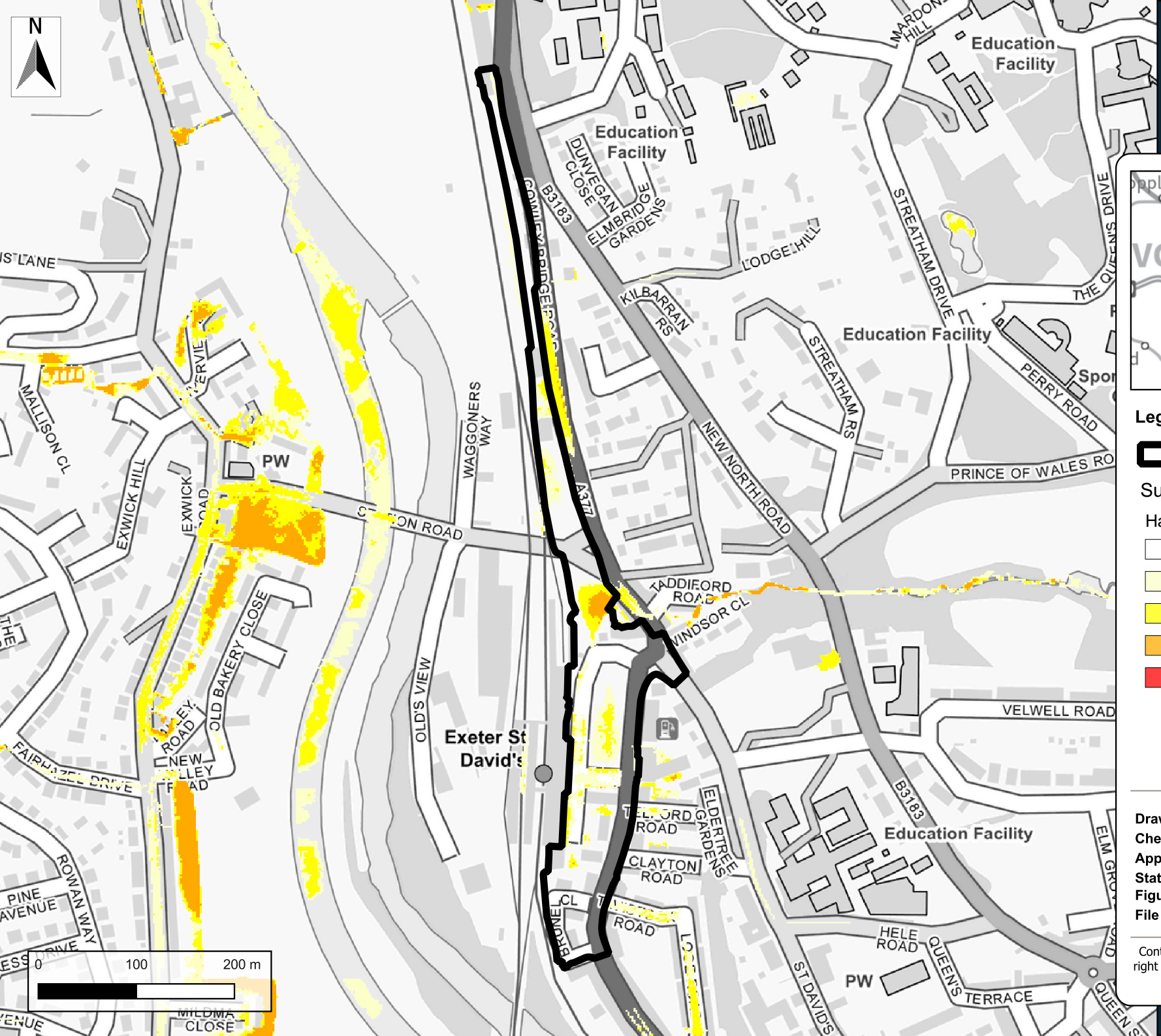
Surface Water 3.3% AEP event

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	RoFSW 3.3% AEP depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

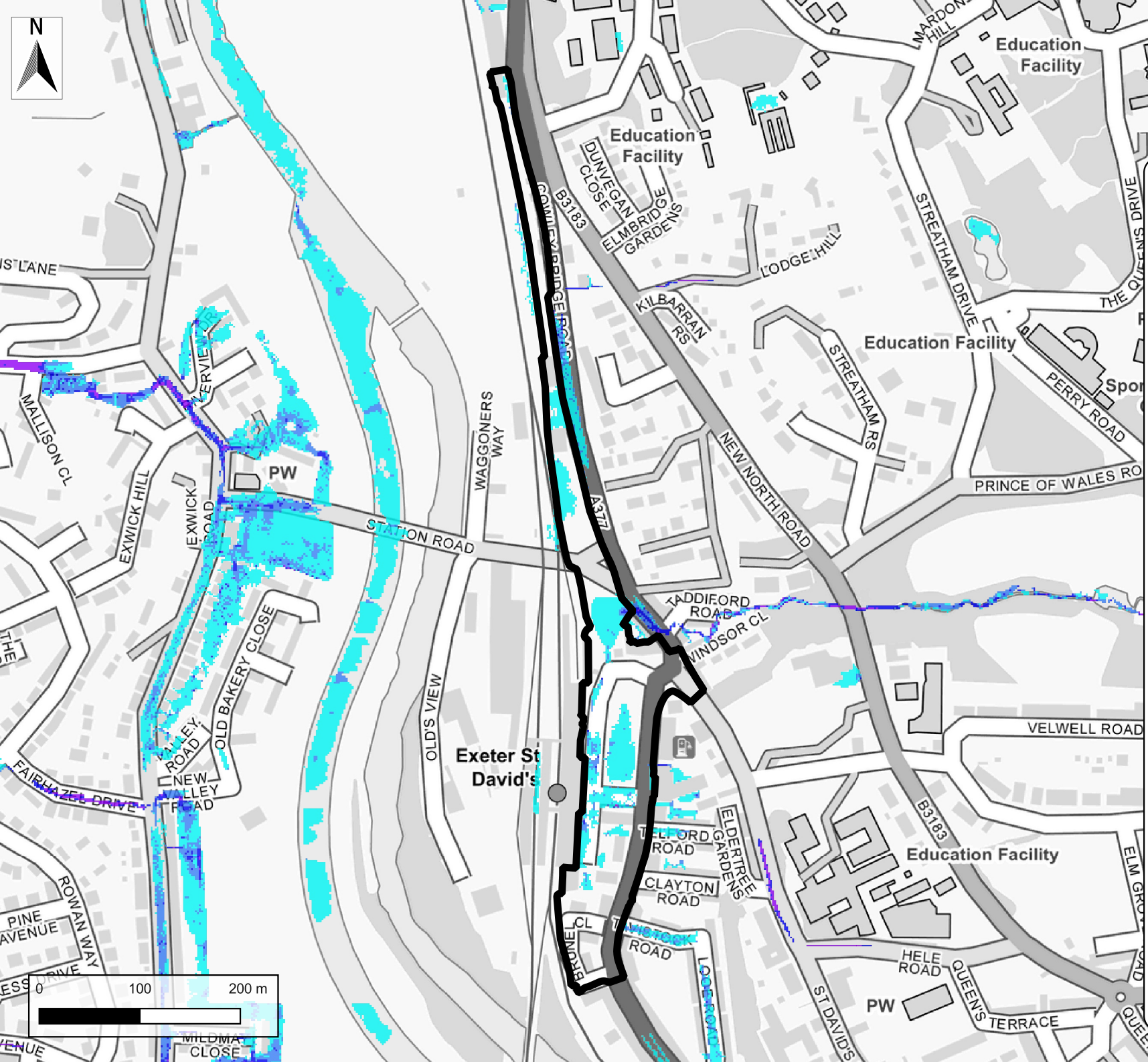
Surface Water 3.3% AEP

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 3.3% AEP Hazard		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

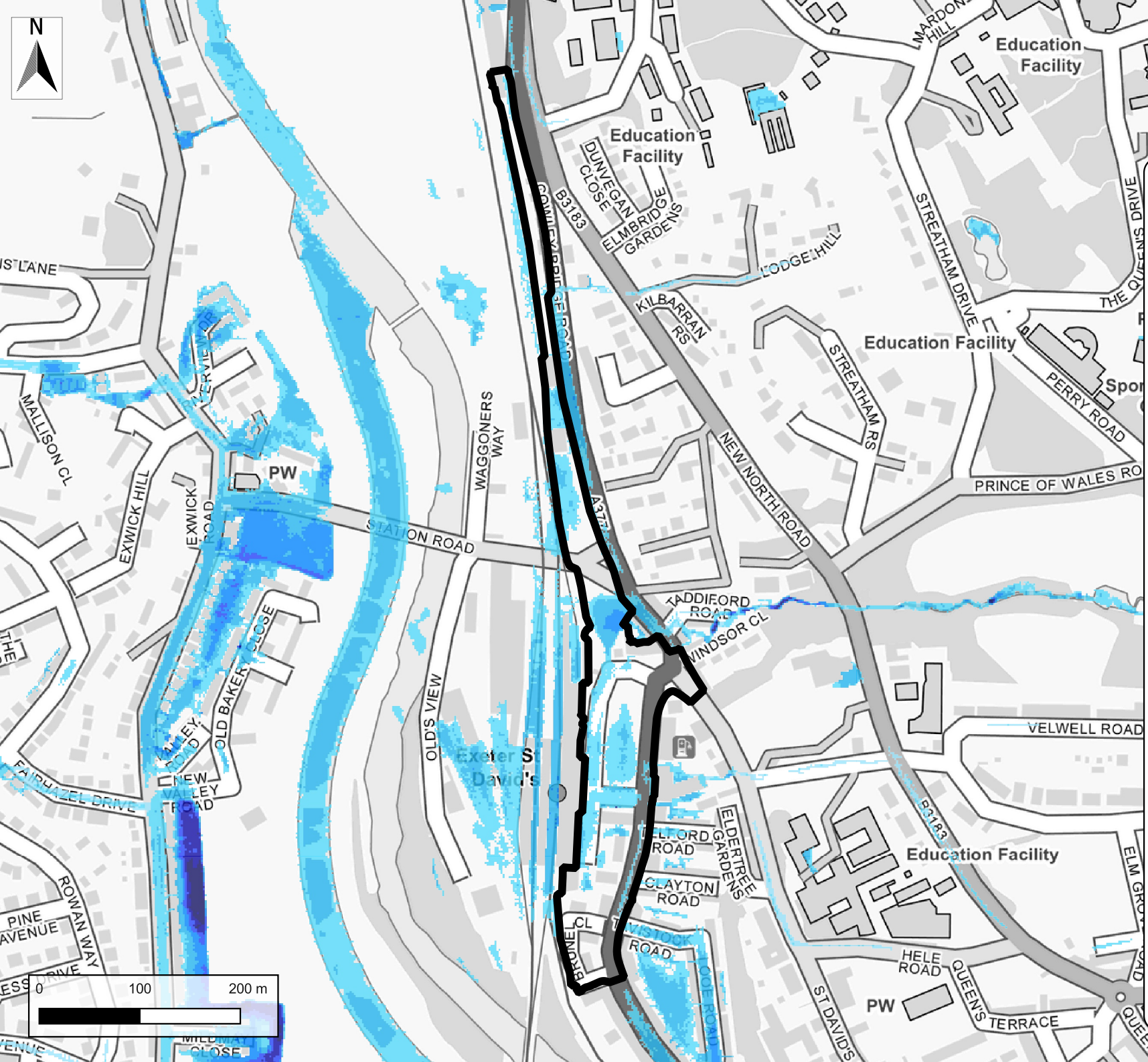
Surface Water 3.3% AEP

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 3.3% AEP Velocity		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

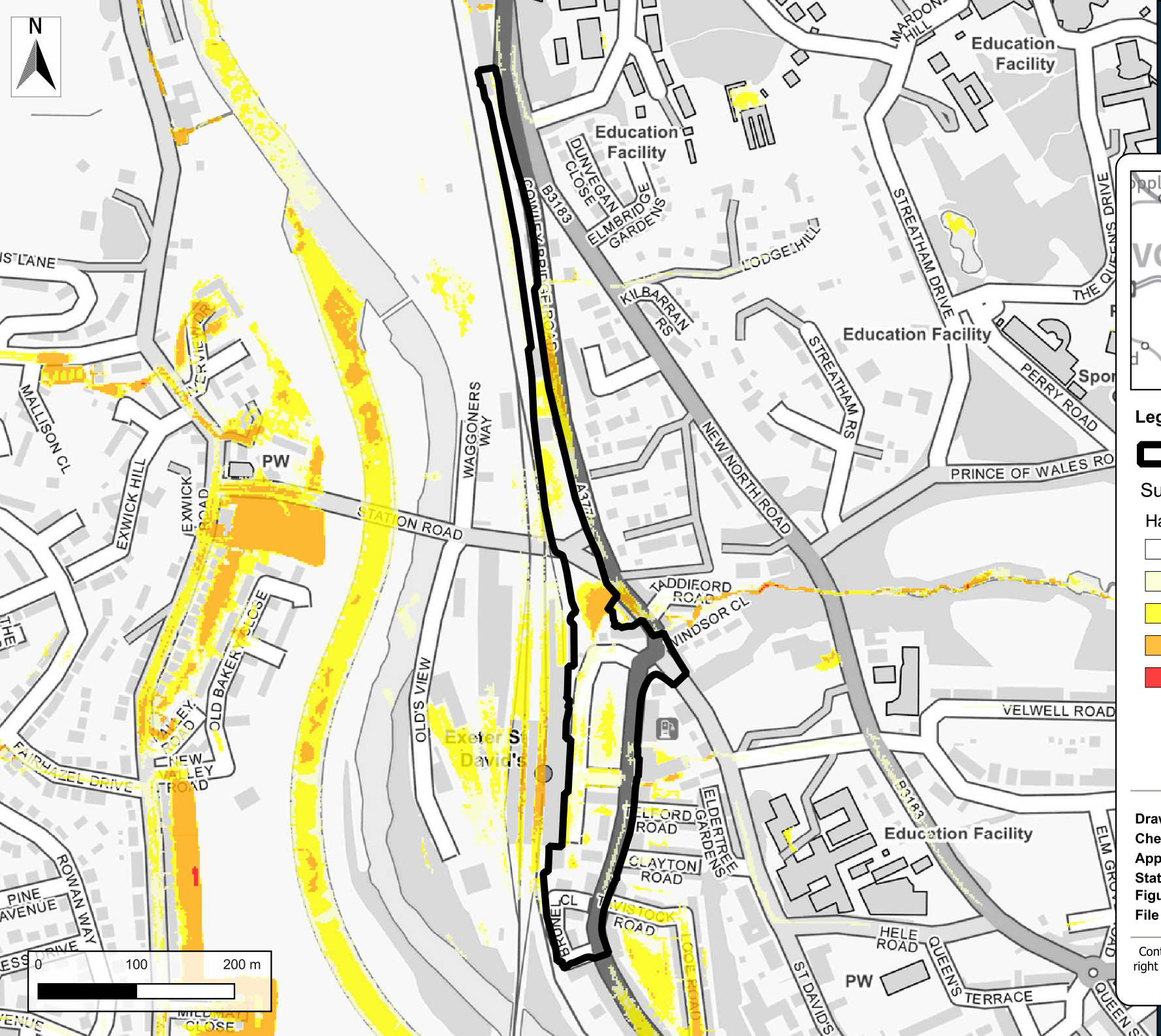
Surface Water 1% AEP event

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	RoFSW 1% AEP depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

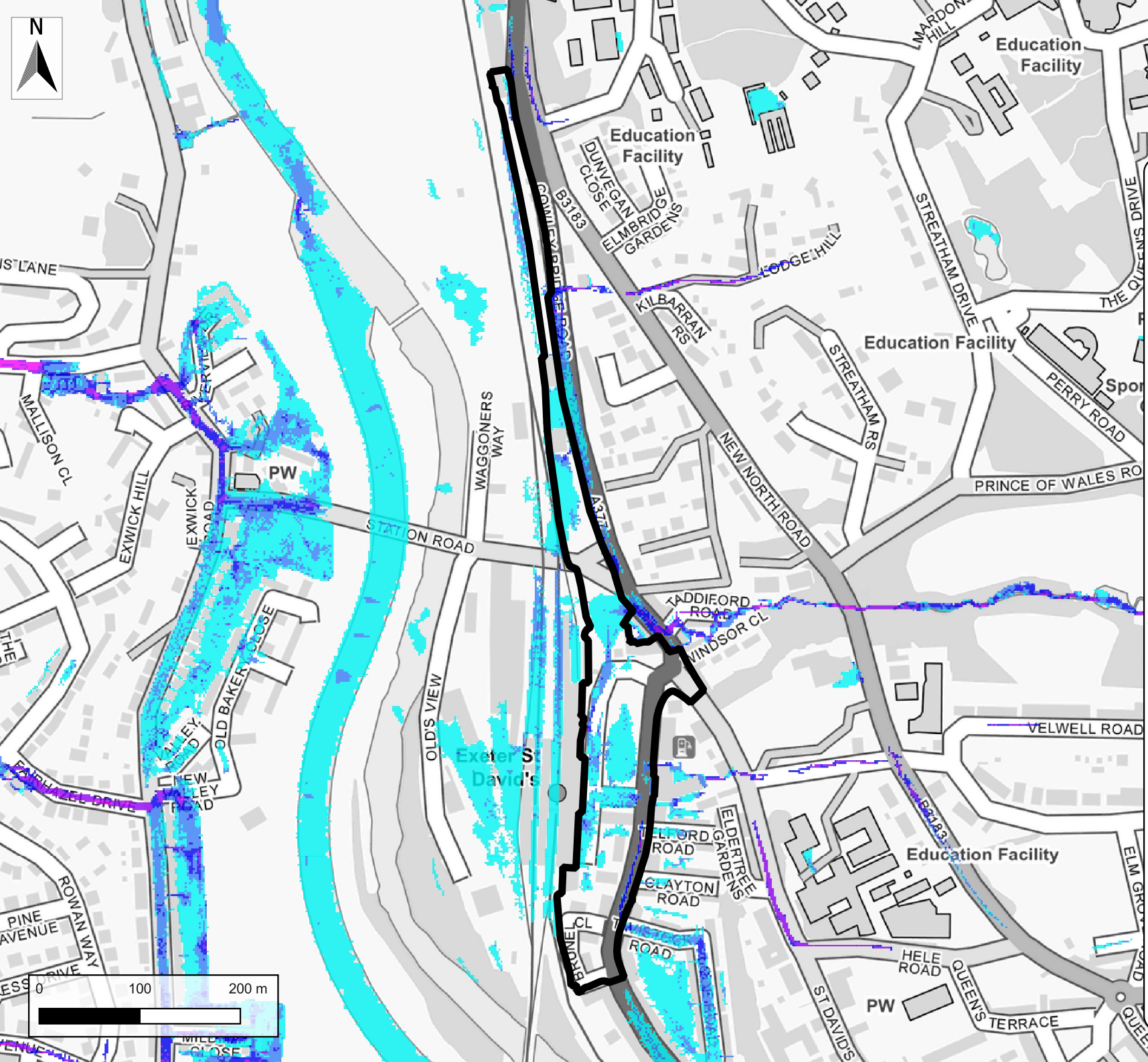
Surface Water 1% AEP

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 1% AEP Hazard		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

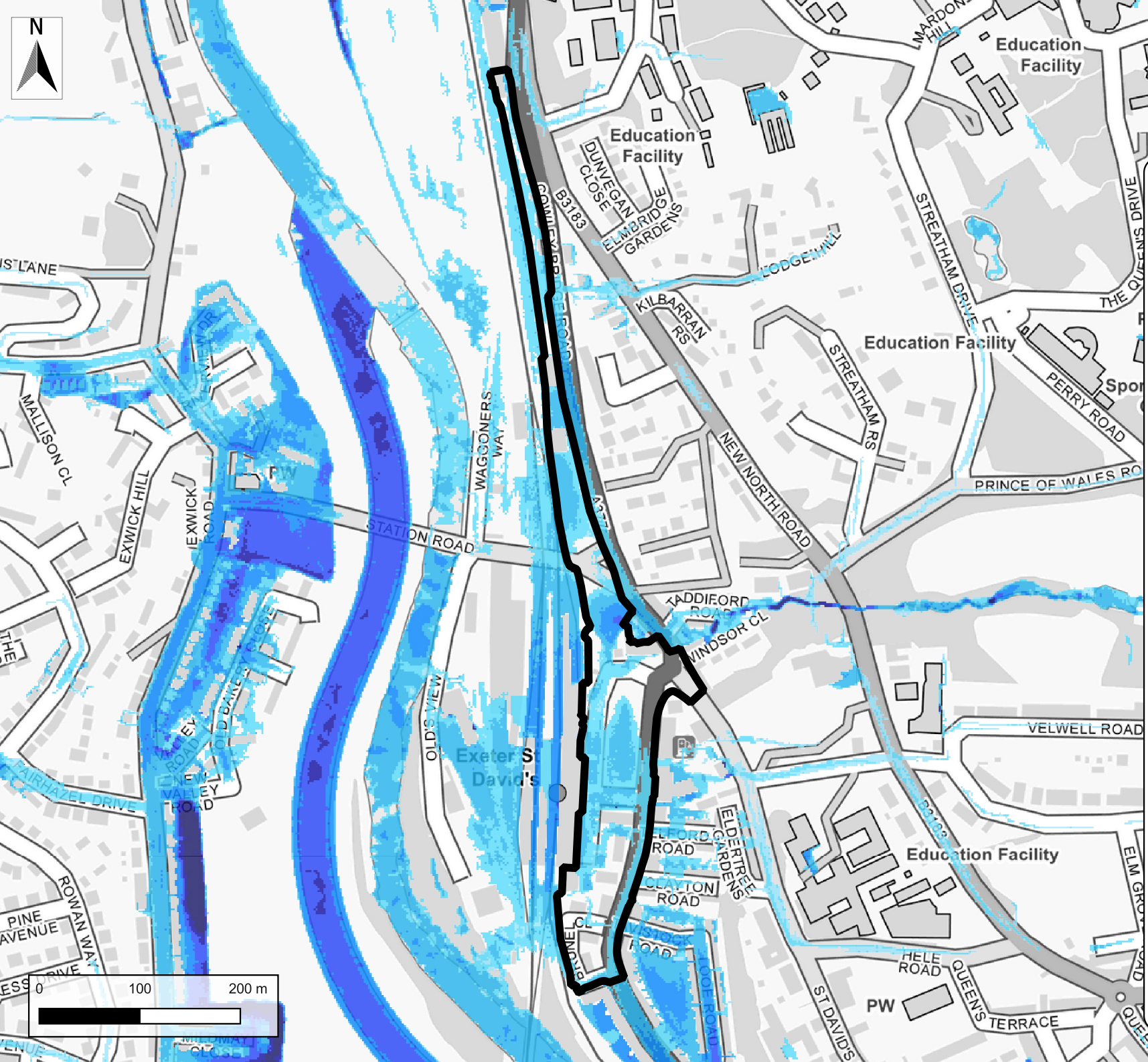
Surface Water 1% AEP

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 1% AEP Velocity		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

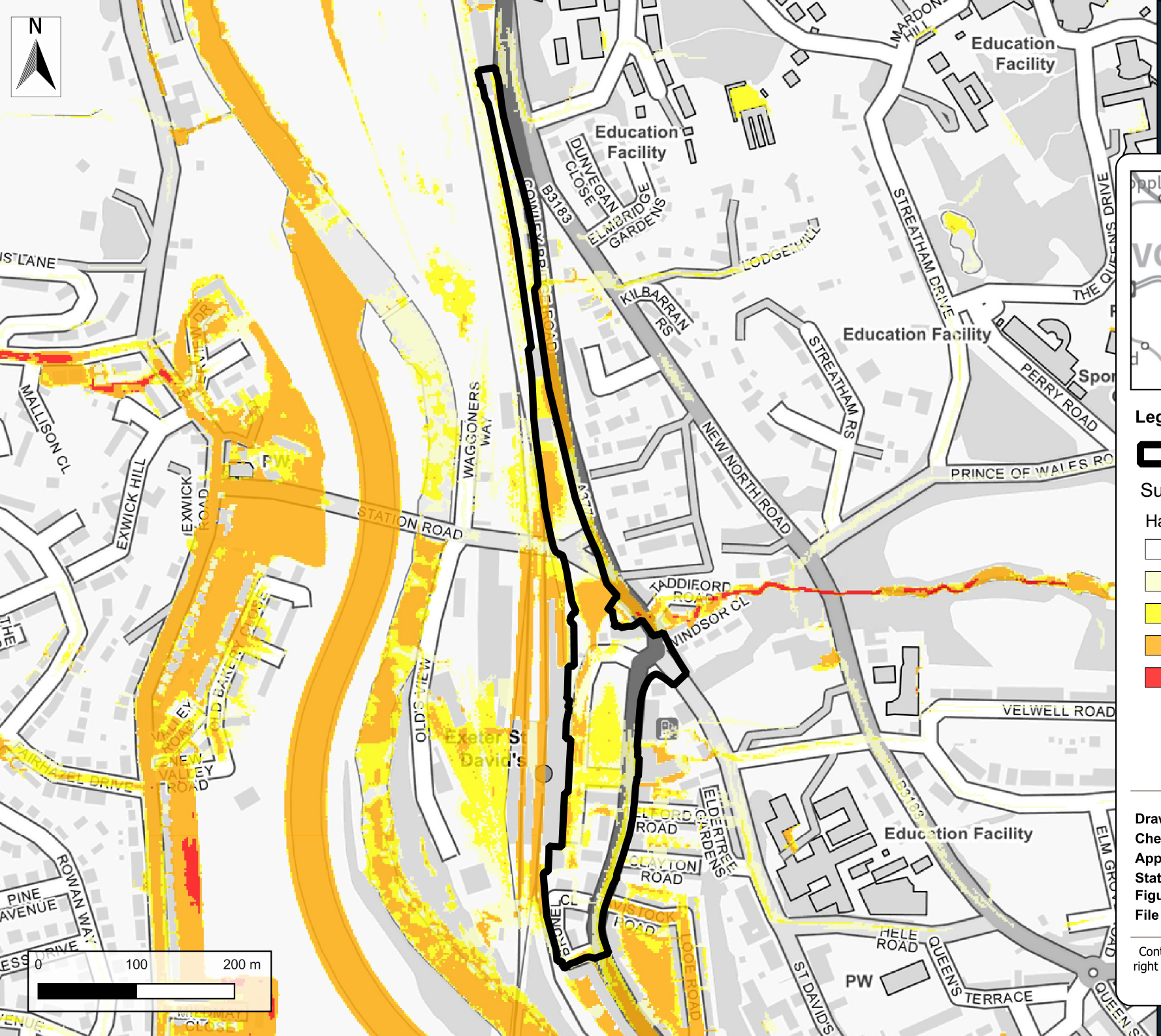
Surface Water 0.1% AEP event

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	RoFSW 0.1% AEP depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

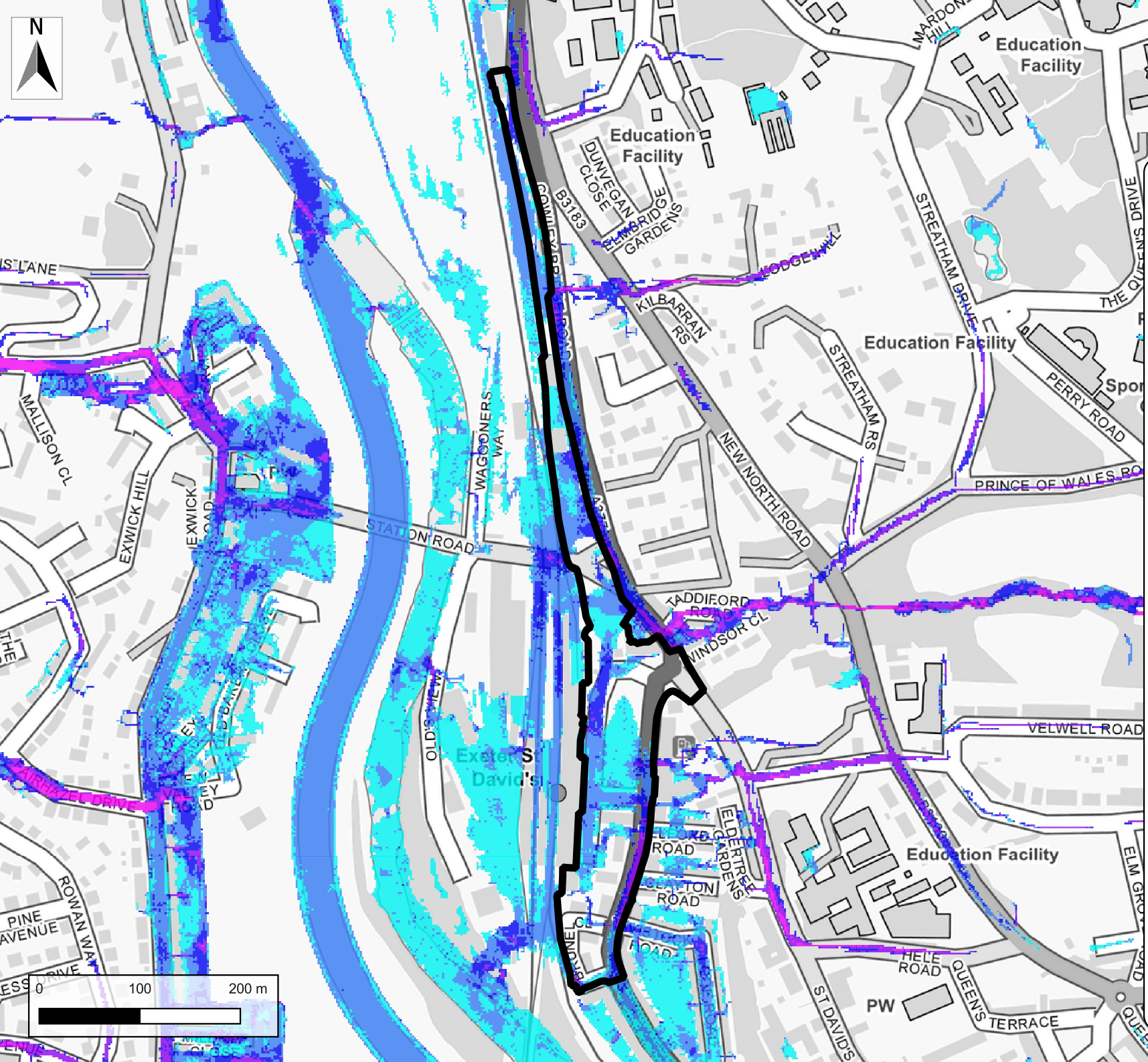
Surface Water 0.1% AEP

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 0.1% AEP Hazard		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

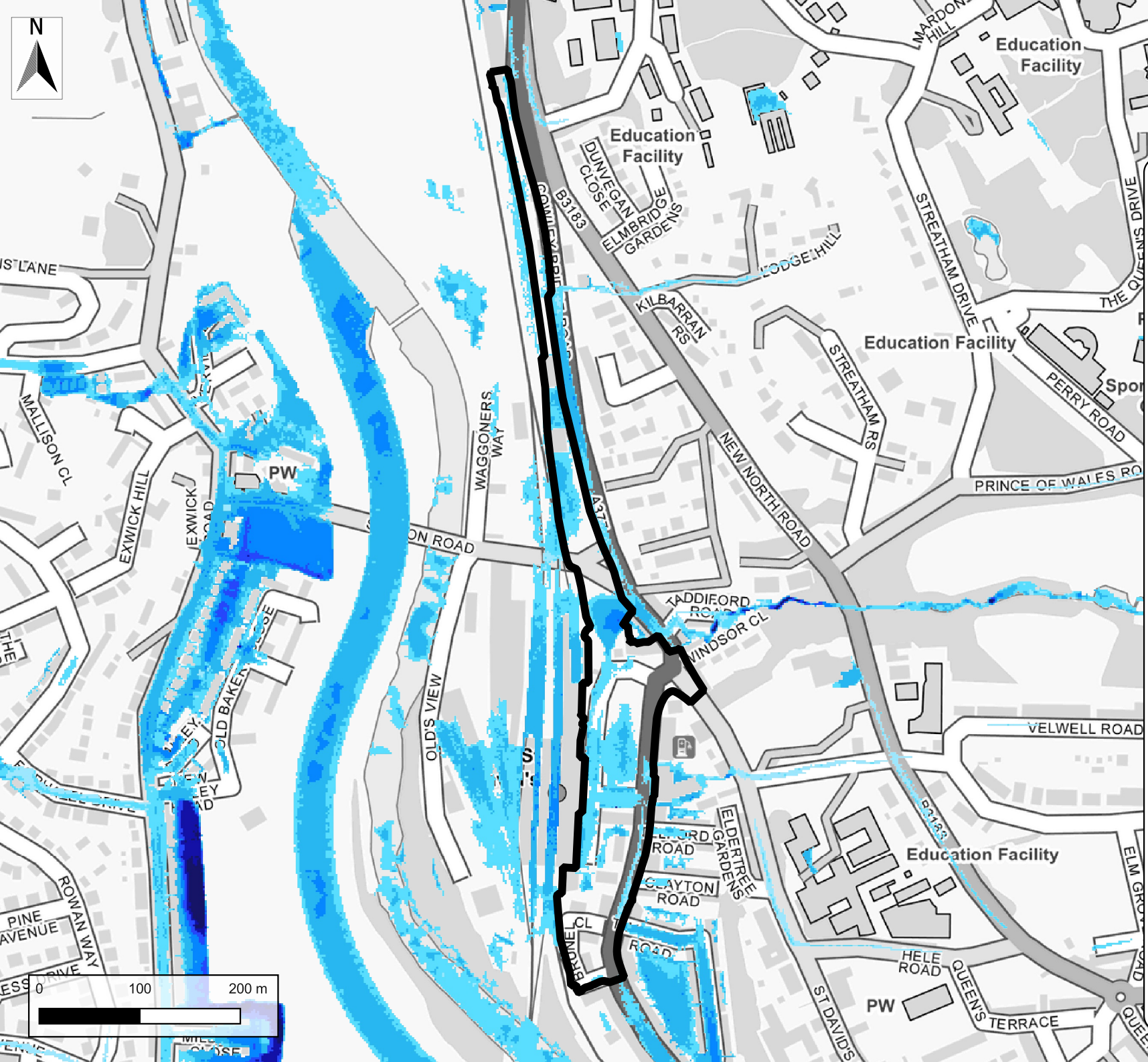
Surface Water 0.1% AEP

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 0.1% AEP Velocity		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

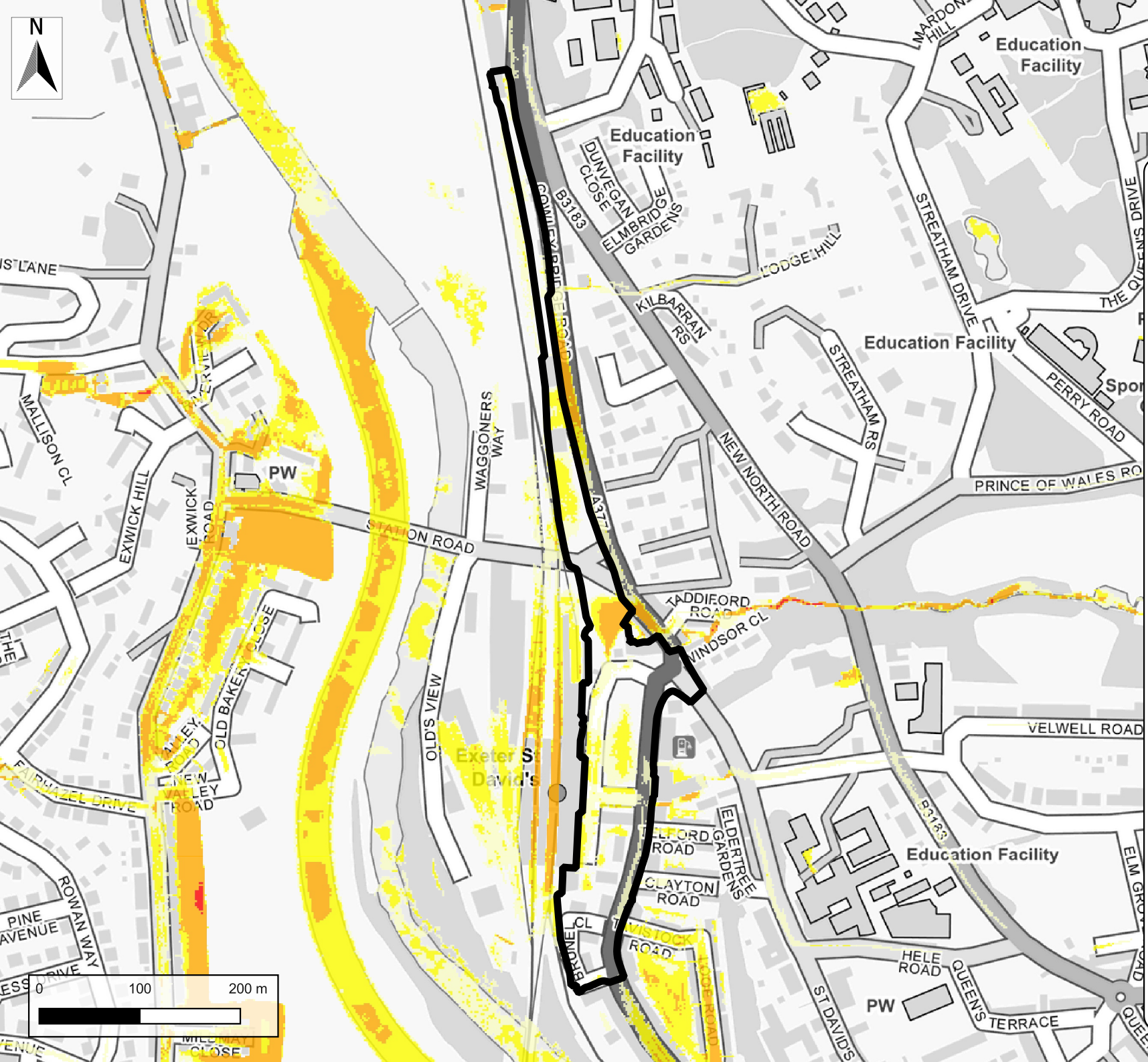
Surface Water 3.3% AEP plus 65% climate change

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	RoFSW 3.3% plus CC depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

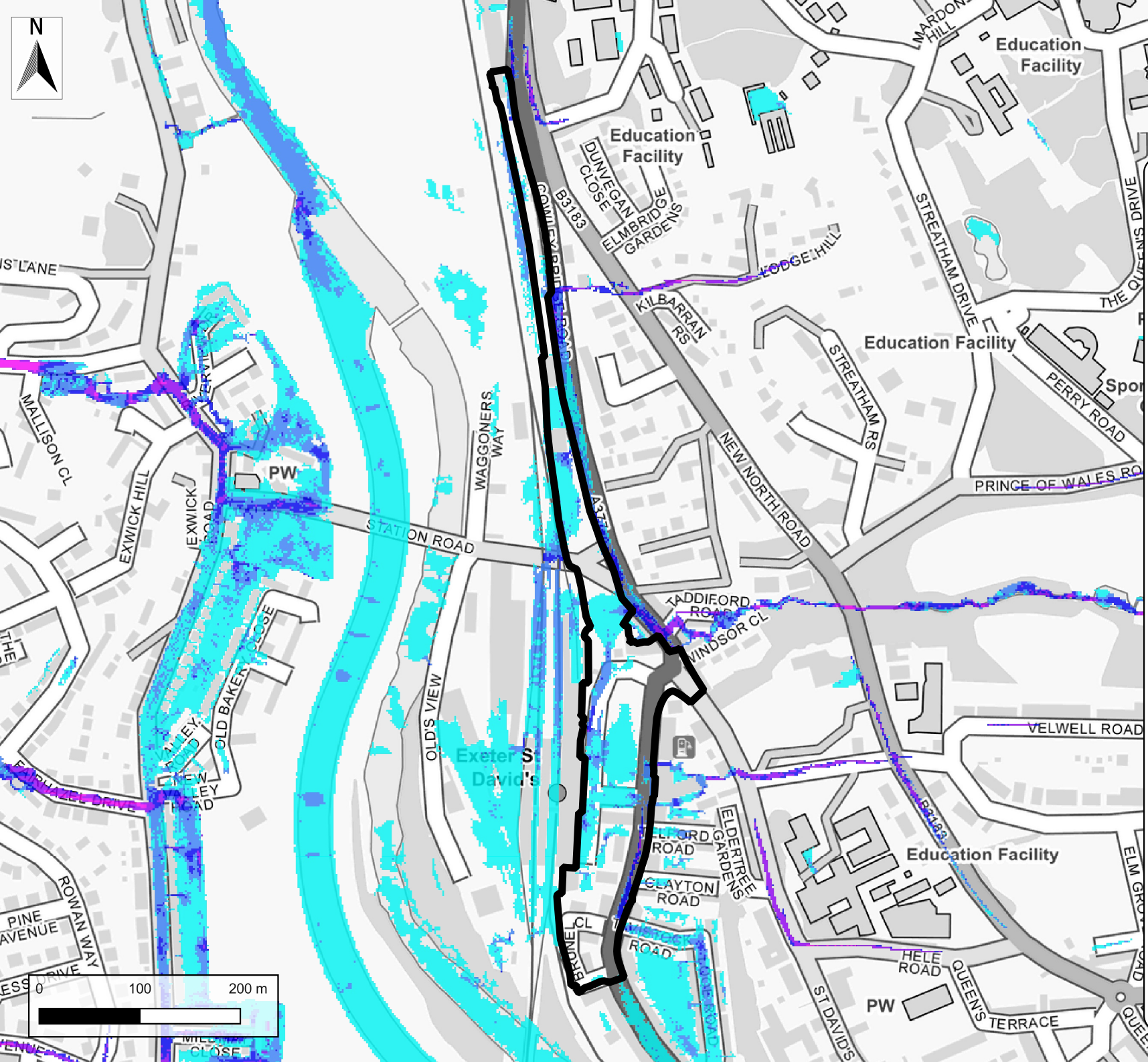
Surface Water 3.3% AEP plus 65% climate change

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 3.3% AEP + 65% CC Hazard		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Exeter City Council

JBA consulting

Legend

Site Location

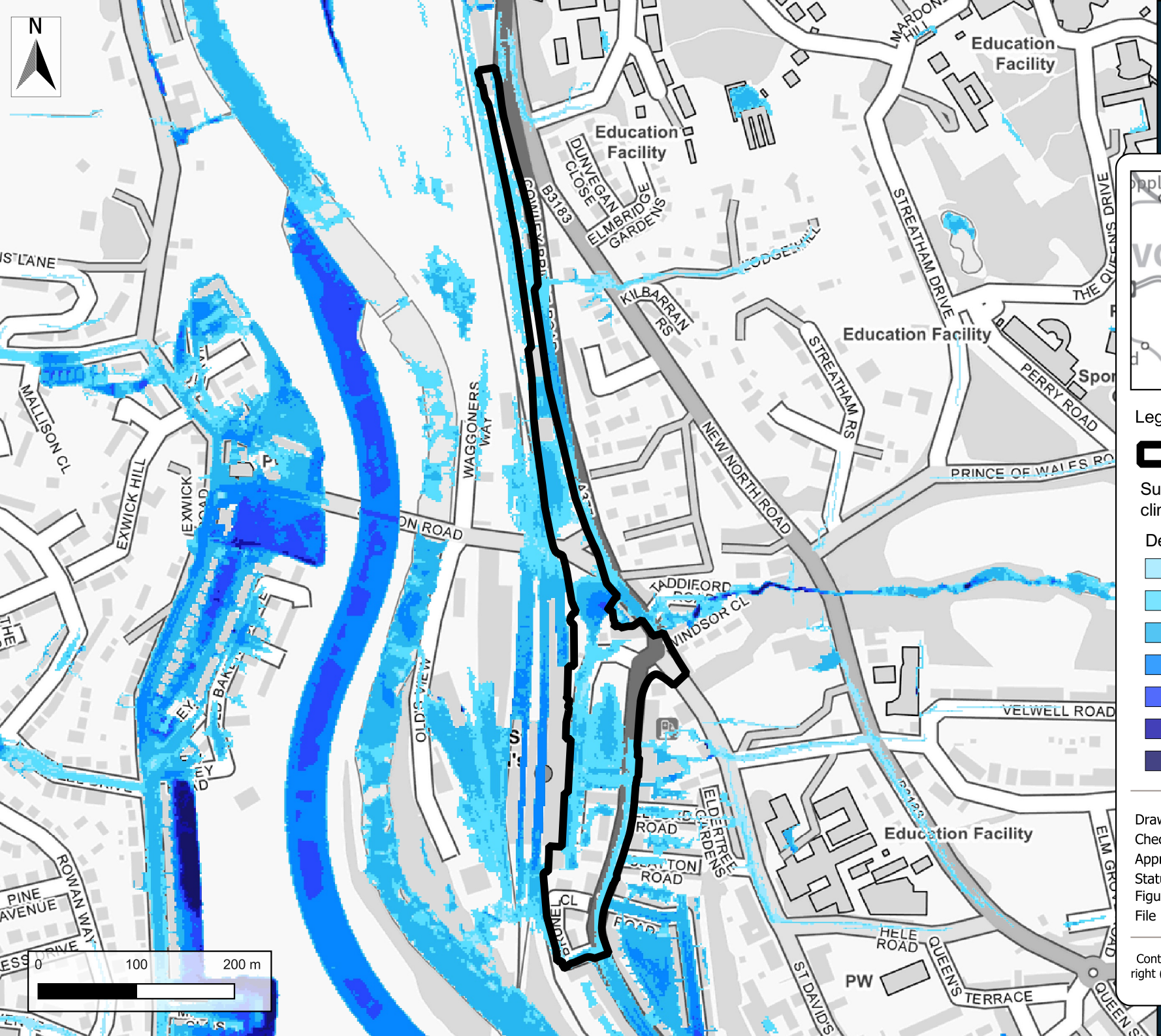
Surface Water 3.3% AEP plus 65% climate change

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 3.3% AEP + 65% CC Velocity		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Exeter City Council

JBA consulting

Legend

Site Location

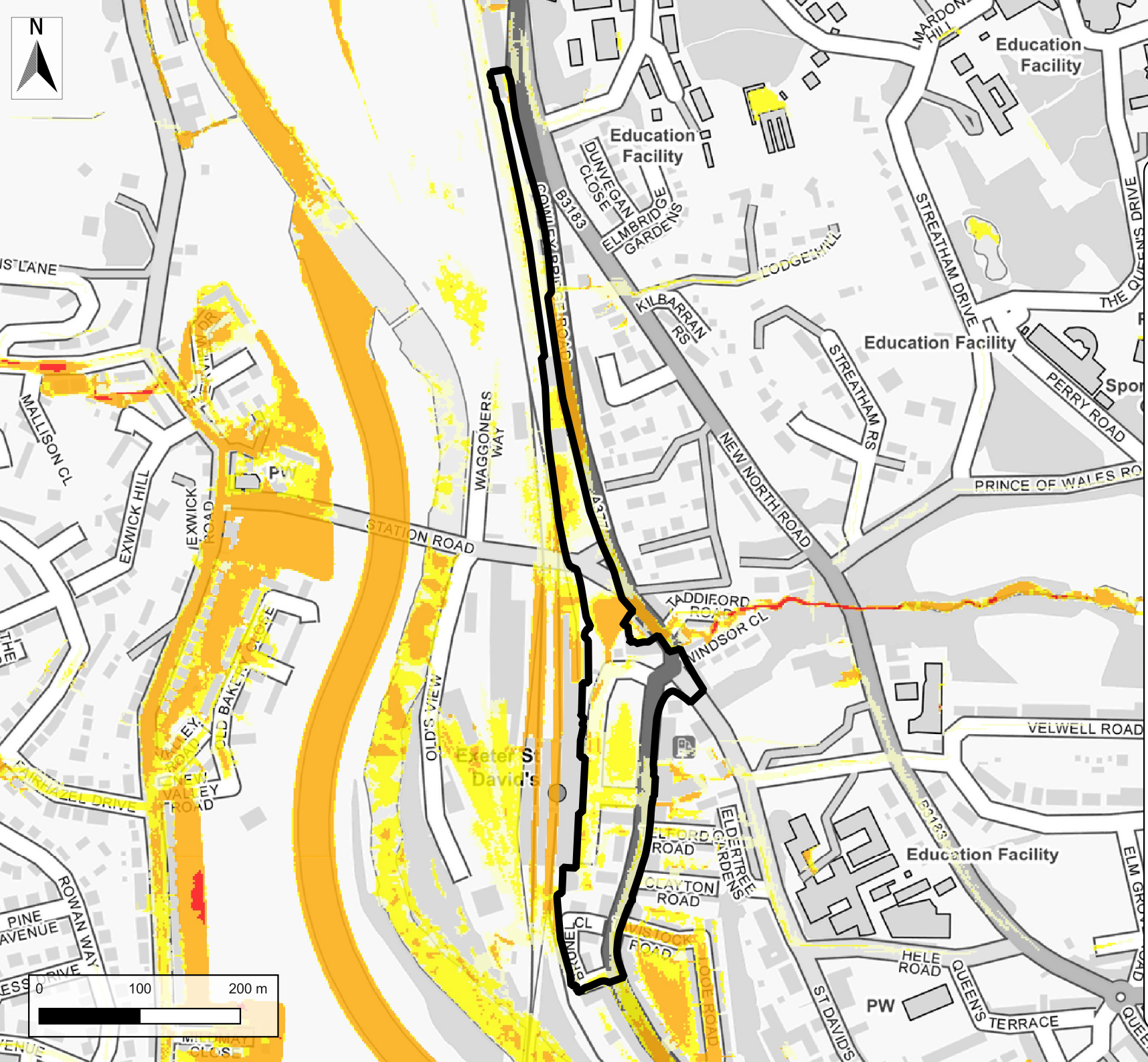
Surface Water 1% AEP plus 65% climate change

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	RoFSW 1% plus CC depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

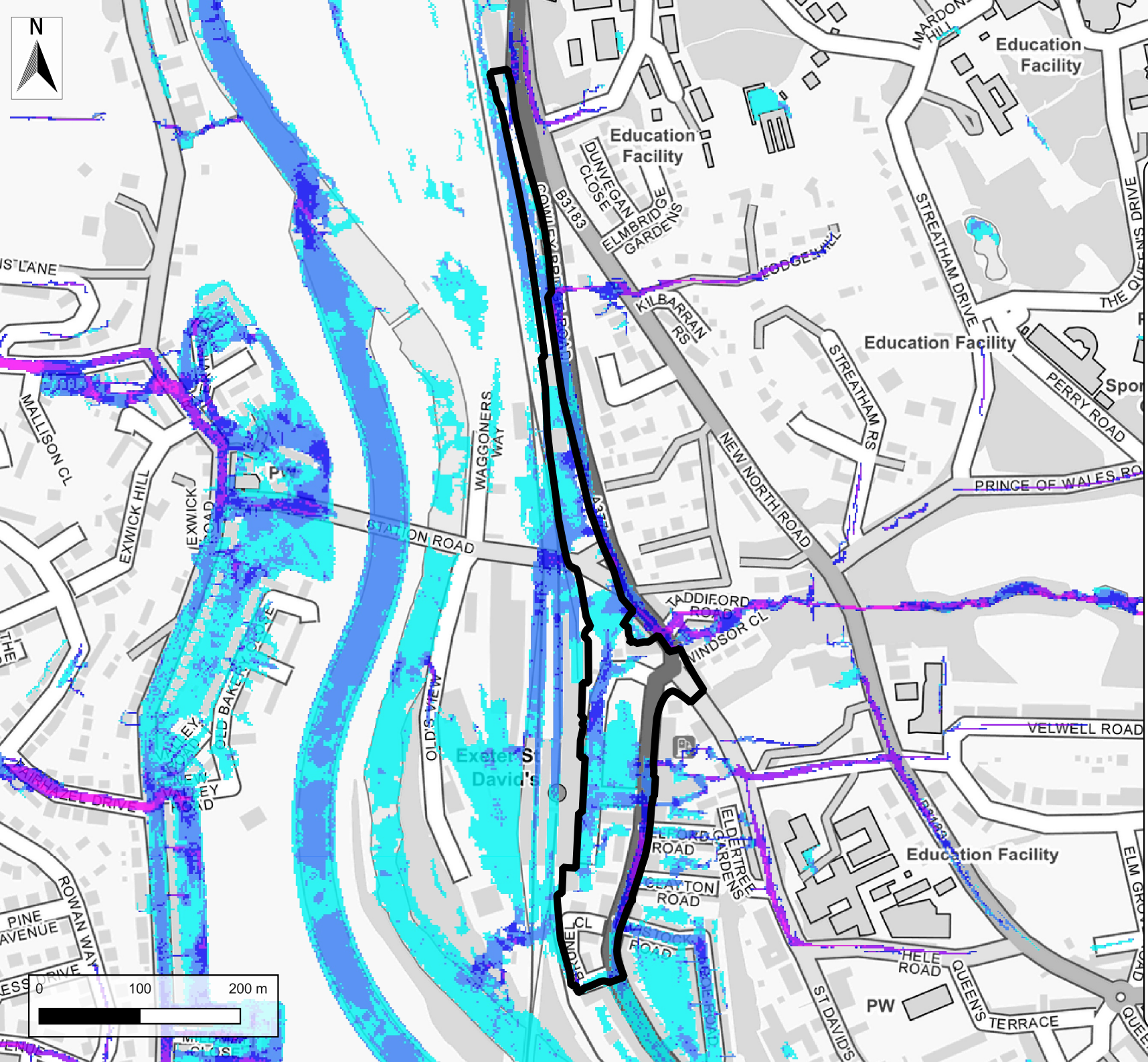
Surface Water 1% AEP plus 65% climate change

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 1% AEP + 65% CC Hazard		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

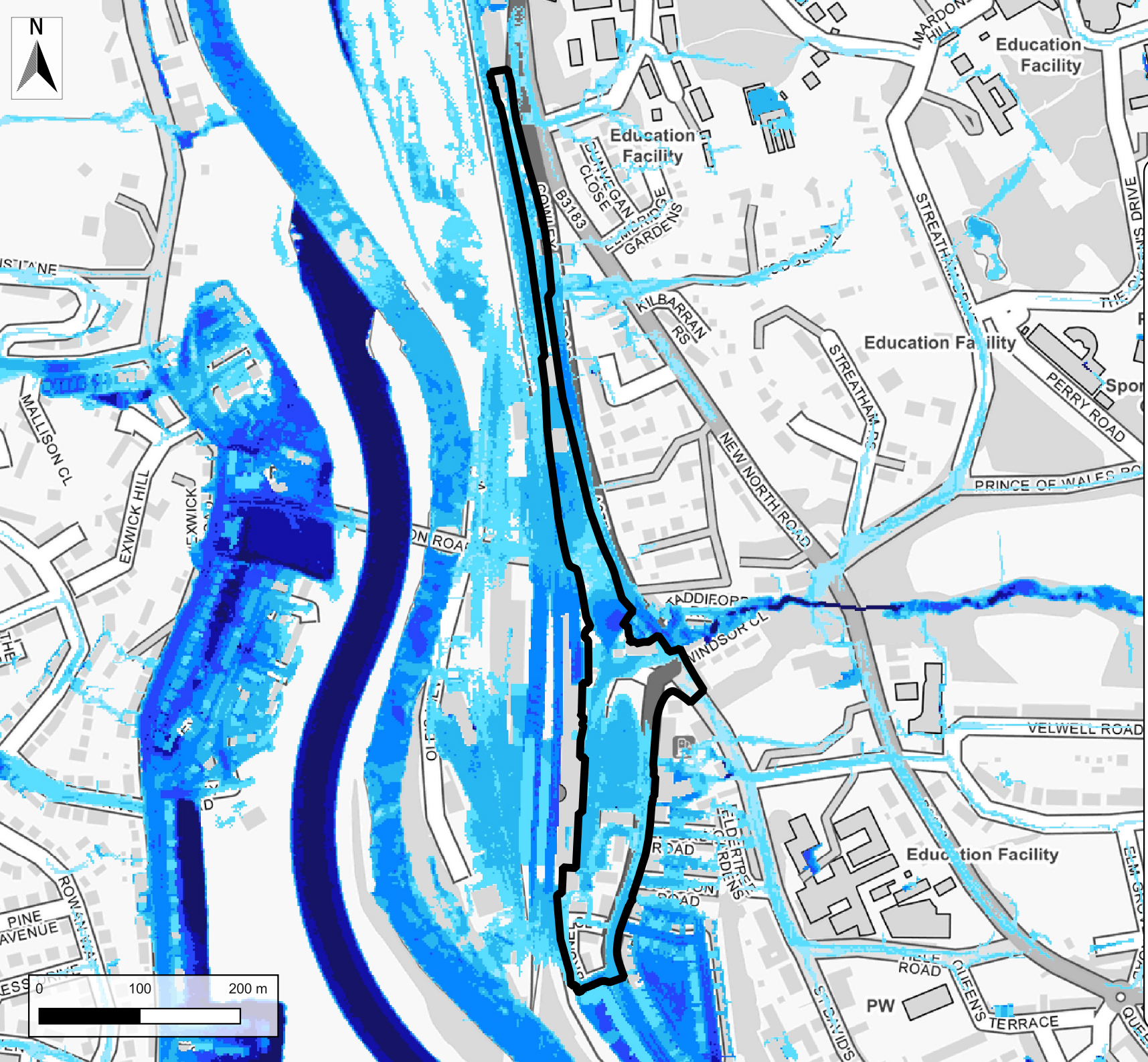
Surface Water 1% AEP plus 65% climate change

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 1% AEP + 65% CC Velocity		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

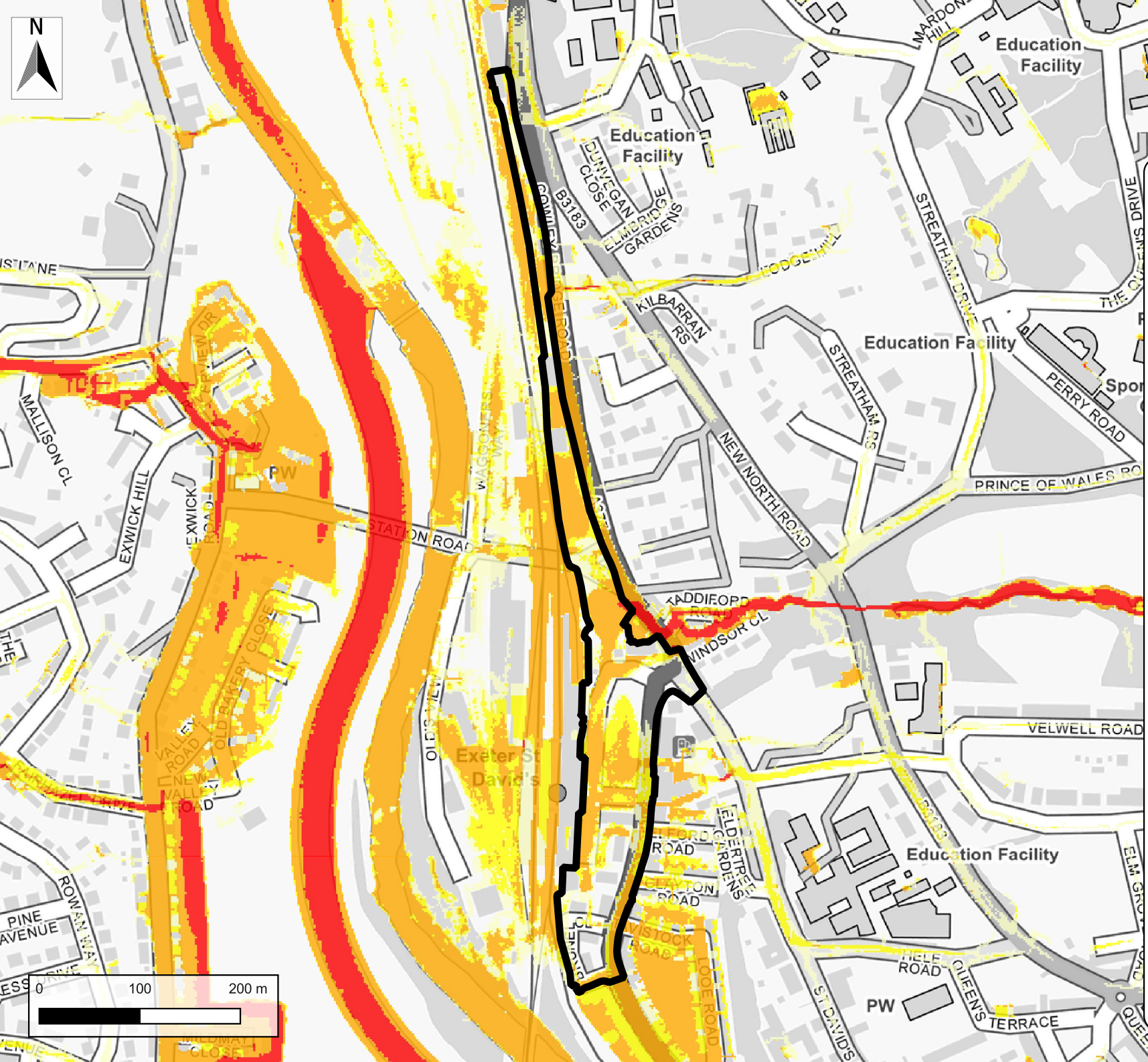
Surface Water 0.1% AEP plus 65% climate change

Depth (m)

- < 0.10
- 0.10 - 0.30
- 0.30 - 0.60
- 0.60 - 0.90
- 0.90 - 1.20
- 1.20 - 1.50
- > 1.50

Drawn By:	BG	Date:	30/10/2024
Checked By:	EH	Date:	30/10/2024
Approved By:	EH	Date:	30/10/2024
Status:	S3	Revision:	P02
Figure Title:	RoFSW 0.1% plus CC depth		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Exeter City Council

JBA consulting

Legend

Site Location

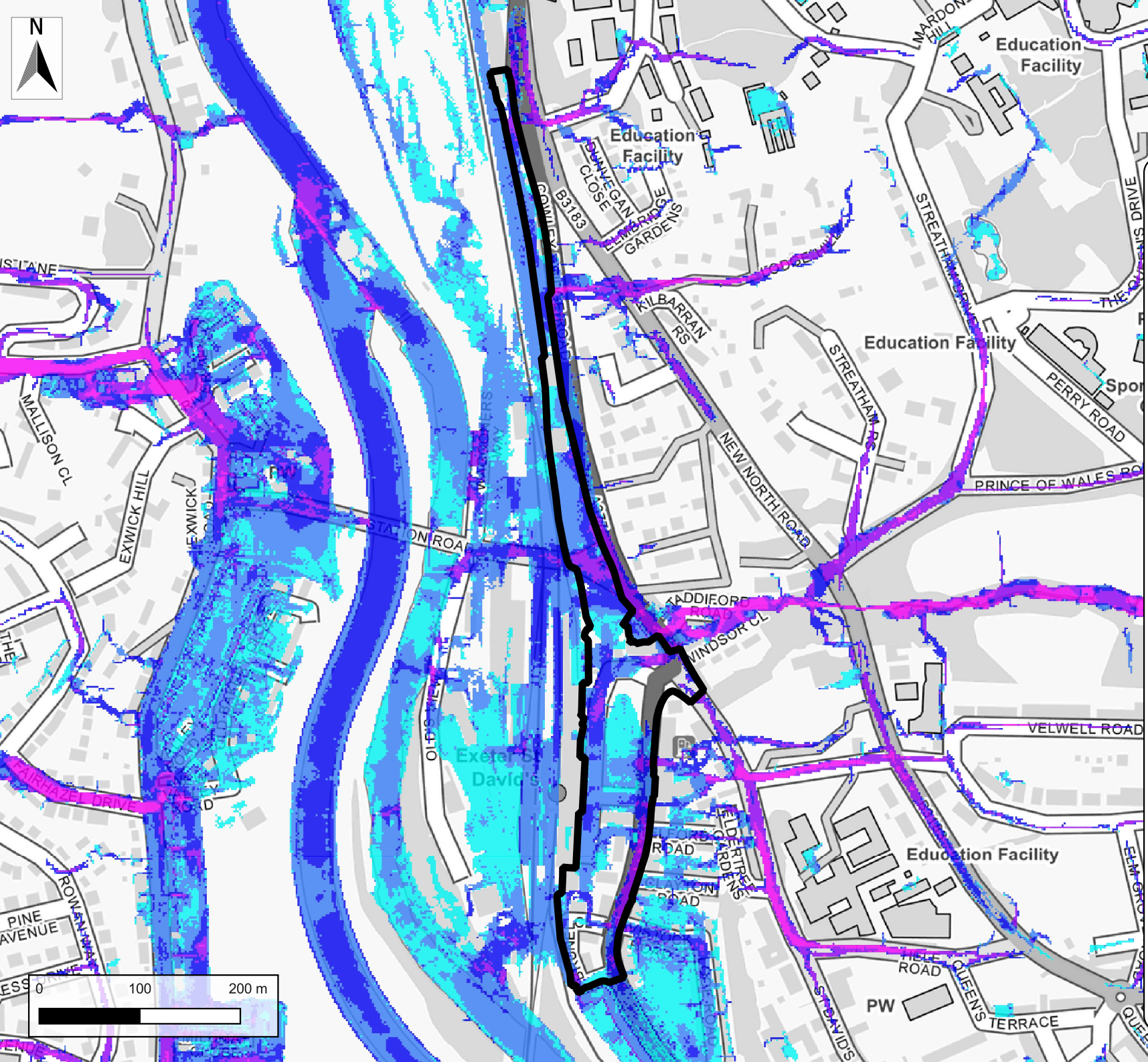
Surface Water 0.1% AEP plus 65% climate change

Hazard Rating

- No hazard
- Very low hazard - Caution
- Danger for some
- Danger for most
- Danger for all

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 0.1% AEP + 65% CC Hazard		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

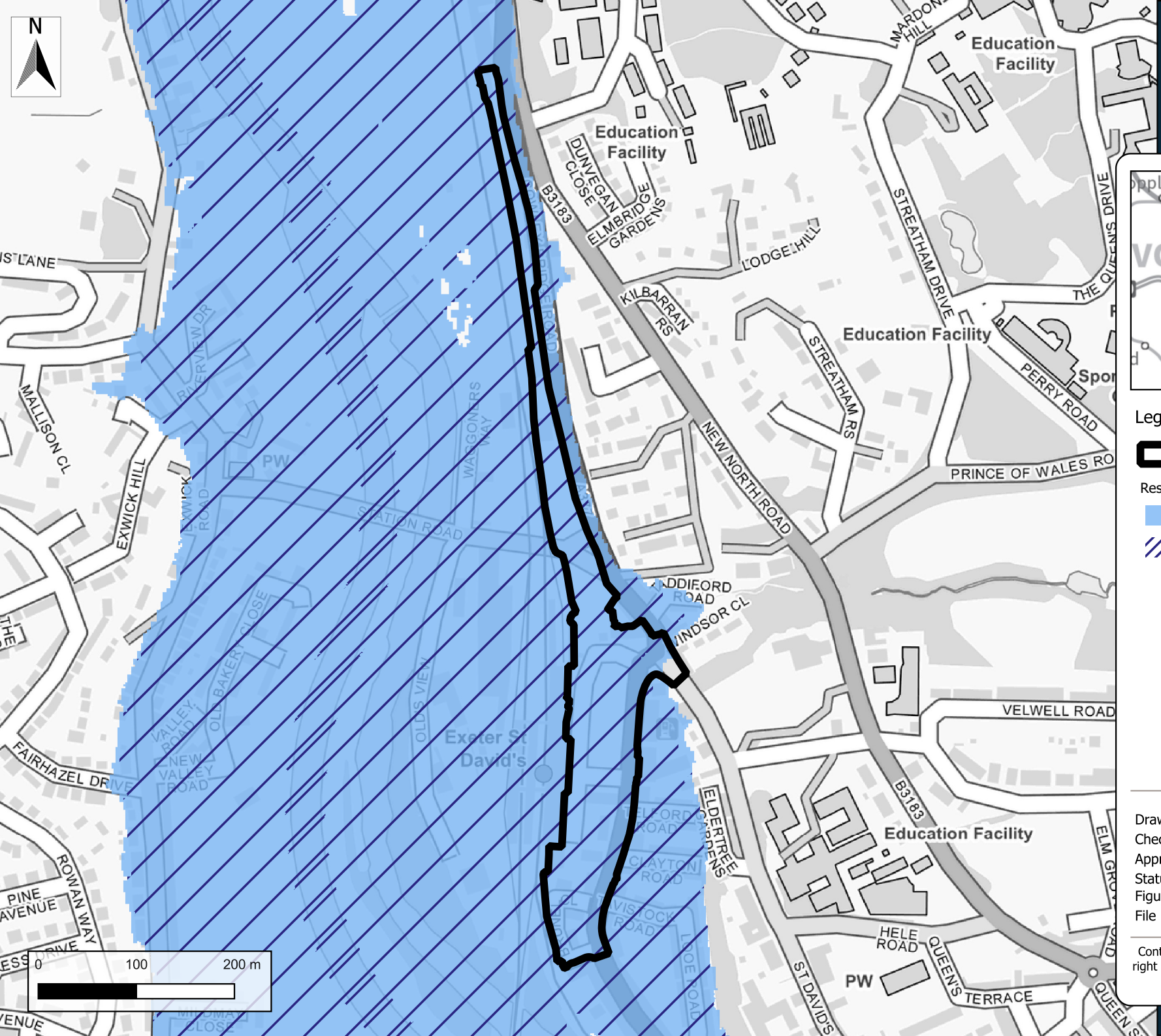
Surface Water 0.1% AEP plus 65% climate change

Velocity (m/s)

- 0.0 to 0.2
- 0.2 to 0.5
- 0.5 to 1.0
- 1.0 to 2.0
- > 2.0

Drawn By:	BG	**Date:**	08/08/2024
Checked By:	EH	**Date:**	08/08/2024
Approved By:	EH	**Date:**	08/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	RoFSW 0.1% AEP + 65% CC Velocity		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

Site Location

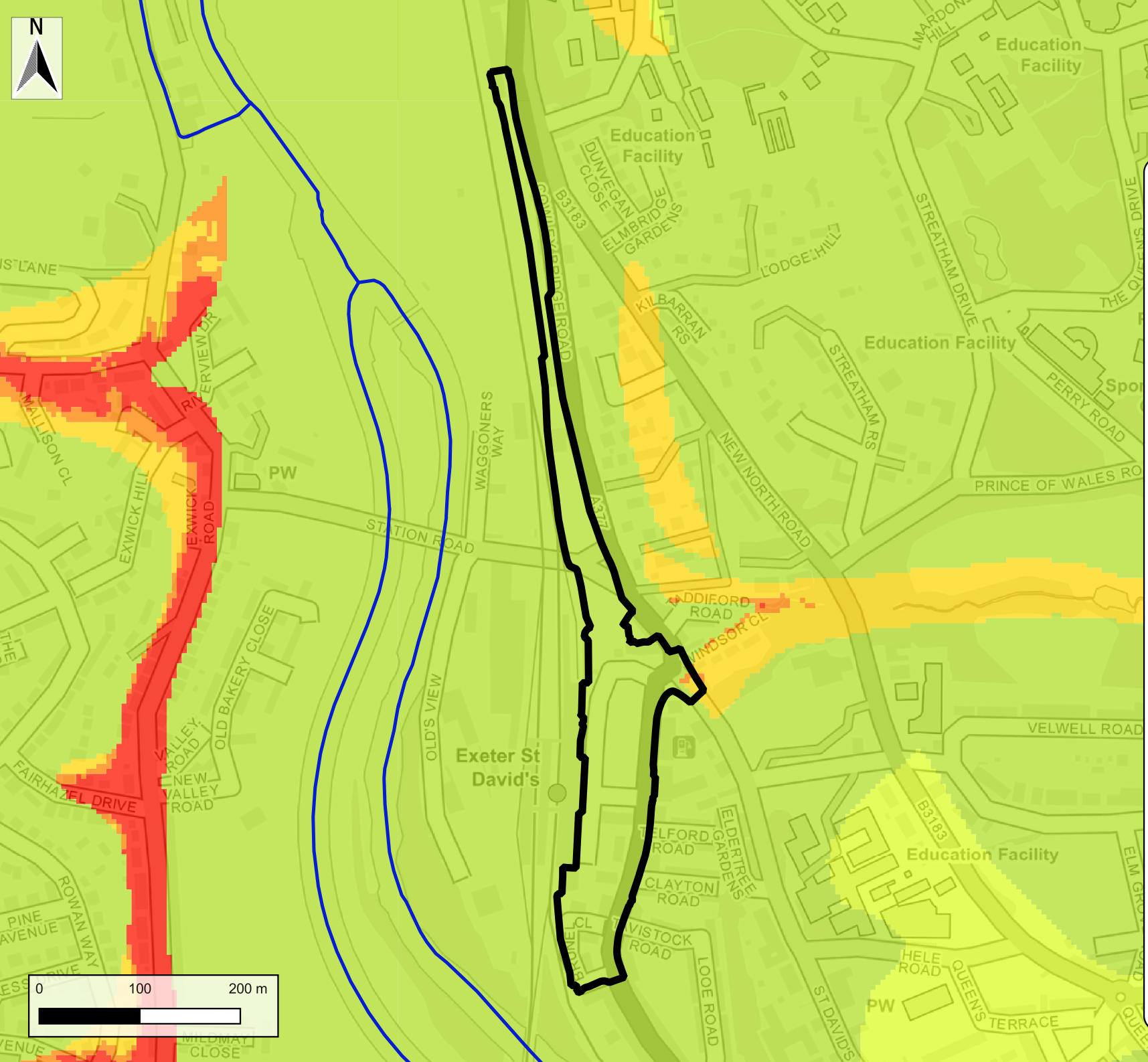
Reservoir Flood Extents

Wet Day

Dry Day

Drawn By:	BG	Date:	25/10/2024
Checked By:	EH	Date:	25/10/2024
Approved By:	EH	Date:	25/10/2024
Status:	S3	Revision:	P02
Figure Title:	Reservoir Flood Risk		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

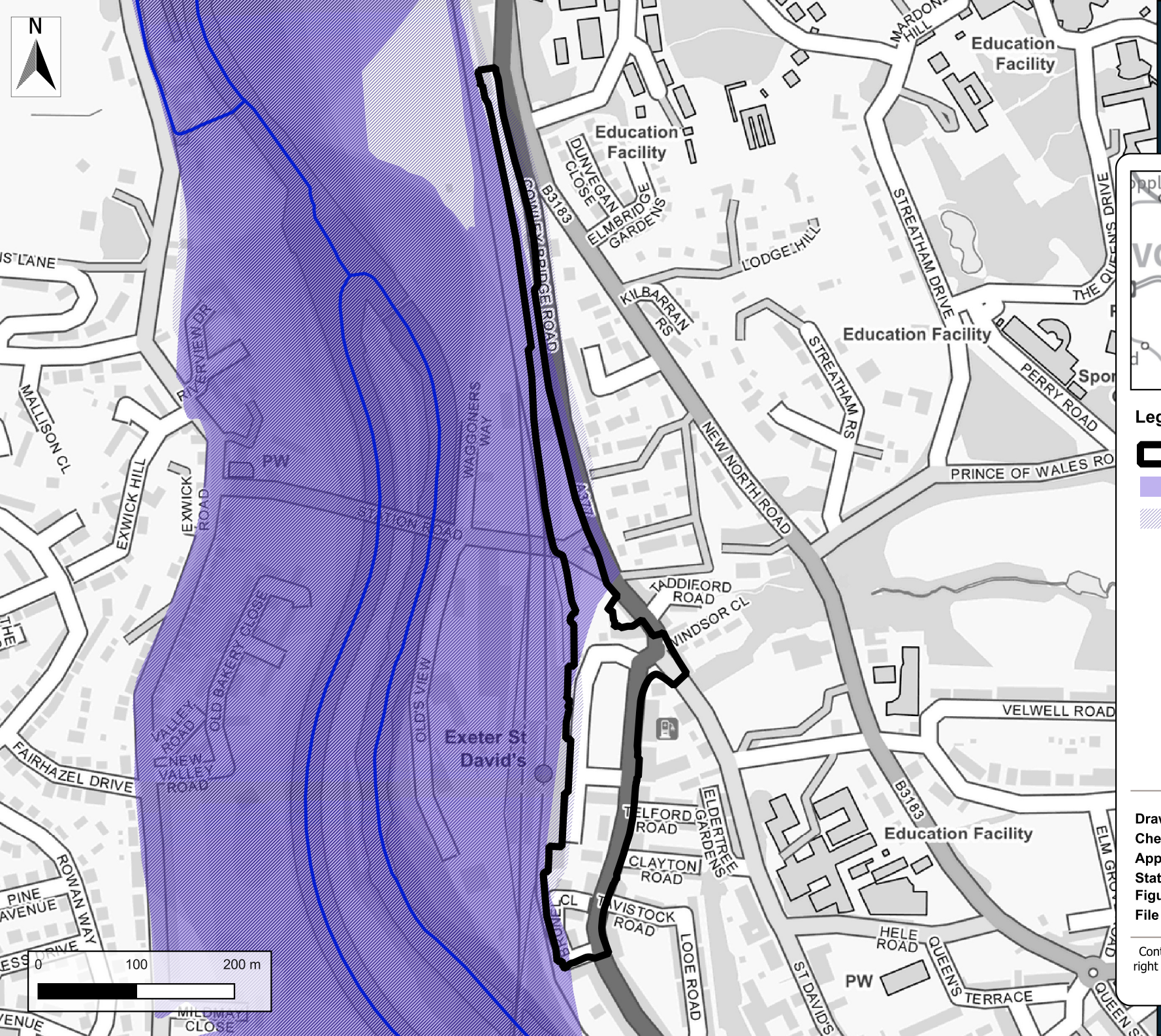
- Site Location

Groundwater Levels Risk Map

- Groundwater levels ar either at or very near (within 0.025m of) the ground surface.
- Groundwater levels are between 0.025m and 0.5m below the ground surface.
- Groundwater levels are between 0.5m and 5m below the ground surface.
- Groundwater levels are at least 5m below the ground surface.
- No risk.

Drawn By:	BG	**Date:**	06/08/2024
Checked By:	EH	**Date:**	06/08/2024
Approved By:	EH	**Date:**	06/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Groundwater		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

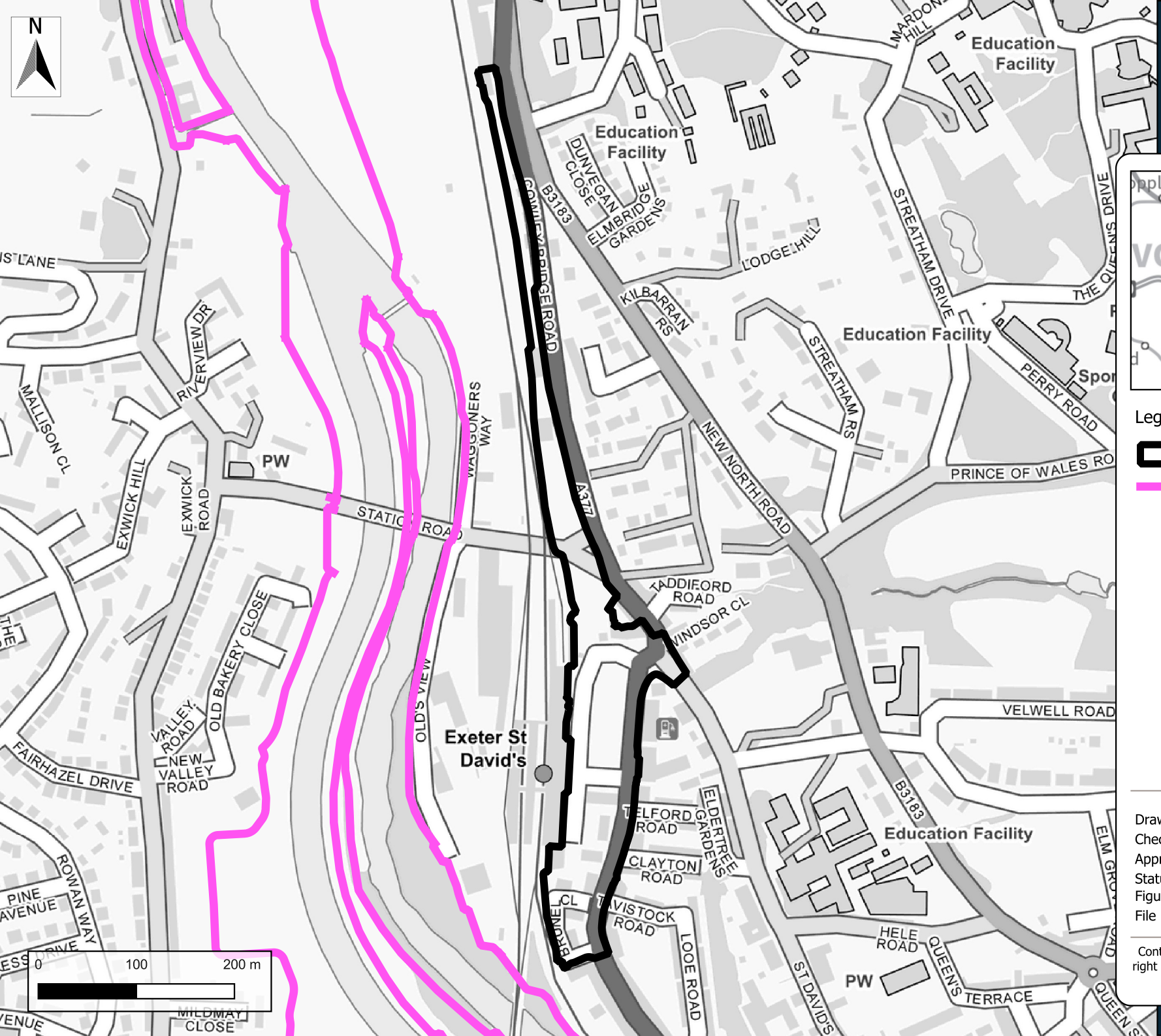


Legend

- Site Location
- Historic Flood Map
- Recorded Flood Outlines

Drawn By:	BG	**Date:**	06/08/2024
Checked By:	EH	**Date:**	06/08/2024
Approved By:	EH	**Date:**	06/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Historic Flood Map		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.

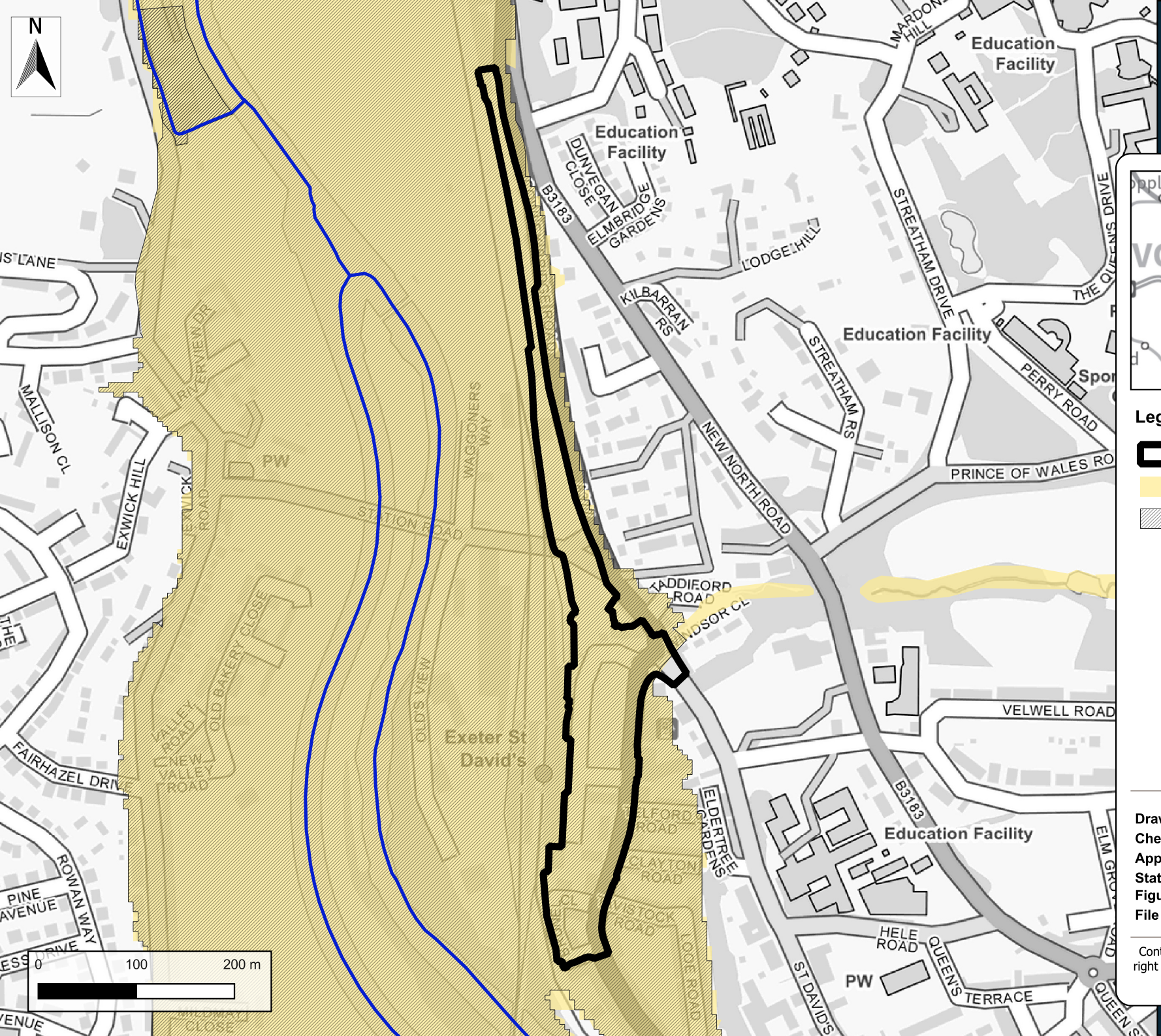


Legend

- Site Location
- AIMS Spatial Flood Defences including standardised atrributes

Drawn By:	BG	Date:	22/10/2024
Checked By:	EH	Date:	22/10/2024
Approved By:	EH	Date:	22/10/2024
Status:	S3	Revision:	P01
Figure Title:	Flood Alert and Warning Areas		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.



Legend

- Site Location
- Flood Alert Areas
- Flood Warning Areas

Drawn By:	BG	**Date:**	06/08/2024
Checked By:	EH	**Date:**	06/08/2024
Approved By:	EH	**Date:**	06/08/2024
Status:	S3	**Revision:**	P01
Figure Title:	Flood Alert and Warning Areas		
File Name:	Exeter SFRA L2		

Contains OS data © Crown copyright and database right (2024) © Environment Agency copyright and/or database right 2024. All rights reserved.