

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

JBA Project Code	2024s0152
Contract	Exeter Level 2 SFRA
Client	Exeter City Council
Date	02/04/2025
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Reviewer / Sign off	Ed Hartwell BSC MSc MCIWEM C.WEM
Subject	Hamlin Lane Site Report

1 Site Information

1.1 Site Location

The proposed development site is located east of Exeter city centre, south of the 'Exeter to Exmouth' railway line and approximately 70m southeast of Polsloe Bridge Station. The site is comprised of a commercial premises with associated garden area to the south.

Surrounding the site are a number of residential properties along the western boundary, with Hamlin Lane playing field and cycle pad located to the east.

The North Brook, also referred to as the Mincinglake Stream, flows alongside the eastern boundary of the site in a southerly direction, before joining the Mill Race and the River Exe south of Exeter near Topsham Road. The watercourse is culverted for 300m immediately upstream of the site and has a catchment area of approximately 3km² at the site location.

The Geology of Britain GeoIndex (onshore) Viewer¹ indicates that the underlying geology is Undifferentiated Permian Rocks comprised of interbedded sandstone and conglomerate. No superficial deposits have been identified on site. The soils in the catchment² are shown to be freely draining slightly acid loamy soils. This suggests that infiltration could be feasible if it is not prohibited by shallow groundwater. Infiltration testing and groundwater monitoring should be undertaken prior to any proposed use of infiltration for SuDS features. A connection to the watercourse is available as an alternative solution should infiltration not be viable. This should be discussed with the LLFA, and the appropriate third party agreement, easement conditions and licenses confirmed if required.

The Environment Agency's AIMS dataset shows there are no formal defences owned or maintained by the Environment Agency located within the vicinity of the site. The Devon County Council Asset Register indicates that the only asset in the vicinity of the site is the culvert under Pinhoe Road. Downstream of the site, work has been carried out on [Hamlin Lane Playing Fields](#) to attenuate predicted surface water flows in the area to reduce the risk

1 <https://www.bgs.ac.uk/map-viewers/geoindex-onshore/>

2 <https://www.landis.org.uk/soilscapes/>

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of flooding. An above ground water storage area has been created which discharges water back into the drainage system and into the watercourse at a controlled rate. The scheme protects 20 properties.

The proposed development site is partially located within the 'Rivers Clyst and Culm and their Tributaries' Flood Alert Area (113WAFTW07).

The site is not shown to be located within a Historic Landfill Site, Nitrate Vulnerable Zone or Groundwater Source Protection Zone.

1.2 Site Topography

The Environment Agency's 1m resolution 2022 Composite LiDAR shows that the topography of the site falls from the north at approximately 33mAOD, to approximately 30mAOD in the south.

2 Flood Risk

Please refer to the Level 1 SFRA for Exeter City Council, which contains guidance on the requirements for site specific Flood Risk Assessments and relevant policies and information applicable to development within Exeter City.

2.1 Fluvial

The proportion of the site within each Flood Zone is shown below.

Flood Zone 1 – 67%

Flood Zone 2 – 21%

Flood Zone 3a – 12%

Flood Zone 3b – 0%

It is therefore evident that the majority of the site and the proposed access and egress route is located within Flood Zone 1. A small area of the site along the eastern boundary, alongside the North Brook, is shown to be located within Flood Zone 3, with a small area across the centre of the site within Flood Zone 2, due to a localised decline in topography.

The Flood Zones are defined below:

- Flood Zone 1 represents areas which have less than a 1 in 1000 (0.1% Annual Exceedance Probability (AEP)) chance of river flooding in a given year.
- Flood Zone 2 represents areas which have less than a 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 represents areas which have greater than a 1 in 100 (1% AEP) chance of river flooding in a given year.

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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. Consideration should therefore be given during the Sequential Test to prioritising development within Flood Zone 1.

It should be noted that the Flood Map for Planning appears to be based on National Generalised flood modelling, which is unlikely to accurately represent the risk of fluvial flooding. Upon investigation, the new NaFRA2 flood extents (the river and sea without defences dataset within the Flood Map for Planning) are significantly smaller and are shown to remain within the channel. However, this was not reflected within the Flood Zone updates. Detailed flood modelling should therefore be undertaken to identify the risk of fluvial flooding on site and the predicted water levels within the channel. Modelling should include a culvert blockage scenario to identify any out of bank flows for completeness.

2.2 Surface Water

The site specific information from the Environment Agency Risk of Flooding from Surface Water (RoFSW) for the 3.3%, 1% and 0.1% Annual Exceedance Probability (AEP) events plus climate change scenarios are shown below.

It should be noted that the previous RoFSW data (pre March 2025) has been used due to the availability of velocity and hazard data (which is not currently available for the new RoFSW data). The new RoFSW data has been assessed, and the extent is shown to be slightly greater than the data discussed below.

3.3% AEP (1 in 30 year)

Proportion – 6%

Max Depth – 0.24m

Max Velocity – 0.9m/s

Max Hazard – 0.71 (Caution)

Mean Depth – 0.12m

Mean Velocity – 0.55m/s

Mean Hazard – 0.62 (Caution)

1% AEP (1 in 100 year)

Proportion – 16%

Max Depth – 0.32m

Max Velocity – 1.38m/s

Max Hazard – 1.36 (Danger for most)

Mean Depth – 0.15m

Mean Velocity – 0.72m/s

Mean Hazard – 0.73 (Caution)

0.1% AEP (1 in 1000 year)

Proportion – 45%

Max Depth – 0.52m

Max Velocity – 2.04m/s

Max Hazard – 1.89 (Danger for most)

Mean Depth – 0.19m

Mean Velocity – 0.98m/s

Mean Hazard – 0.86 (Danger for some)

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

Proportion – 20%	
Max Depth – 0.35m	Mean Depth – 0.15m
Max Velocity – 1.49m/s	Mean Velocity – 0.76m/s
Max Hazard – 1.43 (Danger for most)	Mean Hazard – 0.75 (Danger for some)

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

Proportion – 35%	
Max Depth – 0.44m	Mean Depth – 0.17m
Max Velocity – 1.81m/s	Mean Velocity – 0.89m/s
Max Hazard – 1.69 (Danger for most)	Mean Hazard – 0.84 (Danger for some)

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

Proportion – 67%	
Max Depth – 0.65m	Mean Depth – 0.21m
Max Velocity – 2.46m/s	Mean Velocity – 1.14m/s
Max Hazard – 2.24 (Danger for all)	Mean Hazard – 0.97 (Danger for some)

The site is therefore shown to be at risk of flooding in all scenarios, ranging from a 6% coverage in the 3.3% AEP event, up to 67% during the 0.1% AEP plus climate change event. The flooding is shown to follow a slight topographical depression across the centre of the site, flowing from west to east into the North Brook. The extent of flooding increases across the AEP events, with additional flow paths crossing the site from west to east across the northern and southern portions of the site.

The modelling also suggests that access and egress arrangements are only available during the 3.3% and 1% AEP events and the 3.3% AEP plus climate change event, with depths remaining less than 250mm. However, the hazard rating is shown to be a 'danger to some' during the 1% AEP and 3.3% AEP plus climate change events, and therefore this may be restricted.

It should be noted that the North Brook is shown to flow via a culvert under the railway from Pinhoe Road in a southerly direction to the proposed development site. However, the culvert is not shown to be included within the surface water modelling, and therefore flood water is shown to come out of channel, flow down Pinhoe Road, pond near Polsloe Bridge and flow down Hamlin Lane. It is therefore highly unlikely that the flooding displayed is representative, and as a result the flooding extents may be over predicted. Consequently, all flood levels along Pinhoe Road, including the overspill down Hamlin Lane, are likely to be overestimated and overly precautionary.

It is likely that the proposed development is at less risk of flooding than shown in the generalised modelling. Nevertheless, the modelling provides a precautionary assessment of

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flood risk with which to inform decision making with regards to the potential residual risk scenario in the event of a culvert blockage.

Detailed flood modelling will therefore be required at the proposed development site to fully understand the surface water flood mechanism and the proposed extent of flooding within the area.

Access and egress routes should also be assessed using detailed modelling to confirm if access and egress are available during the design flood event (1% AEP plus climate change event).

2.3 Reservoir

The proposed development site is not shown to be at risk of flooding in the event of a reservoir breach within the Environment Agency Reservoir Flood Extents for Dry Day and Wet Day Scenarios.

2.4 Groundwater

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.

JBA's Groundwater mapping indicates that the north of the site is located within an area where groundwater levels are either at or very near (within 0.025m of) the ground surface, during a 1% AEP groundwater flood event. There is therefore a significant risk of groundwater emergence during a ground water flood event. 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 to the site or surrounding the site.

2.5 Sewers

The 'Sewer Flooding' map shows that external flooding is most common across Exeter City centre. The [Exe DWMP](#) Plan highlights that across the Exe 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.

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3 Policy Information

The majority of the site is located in Flood Zone 1, however a small area is located within both Flood Zones 2 and 3.

Paragraph 175 within the NPPF states that: *'The sequential test should be used in areas known to be at risk now or in the future from any form of flooding except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding'*.

It is therefore recommended that any proposed development is situated within Flood Zone 1 and outside of the RoFSW mapping. However, if development is proposed within an area identified to be at risk of flooding following detailed fluvial and surface water modelling, 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.

Detailed flood modelling is required at the proposed development site to assess the risk of fluvial and surface water flooding, including the extent of residual risk. The proposed design should not impede any flow routes flowing into the North Brook. It may be necessary to implement a number of mitigation measures on site, like road profiling, exceedance routes and site layout adjustments, to ensure that the future users of the development will not be placed in danger from flood hazards throughout its lifetime.

As outlined in the '[Preparing a flood risk assessment: standing advice](#)' document, the Finished Floor Levels (FFL) of the development should be raised to a minimum of whichever is higher of 600mm above the:

- Average ground level of the site,
- Adjacent road level to the building,
- Estimated flood level.

The guidance also states that where there is a high level of certainty about the estimated flood level, due to detailed flood modelling, the FFL could be reduced to 300mm.

Developers should consult with Devon County Council as the LLFA to agree if detailed modelling of the site can provide this high level of certainty.

Arrangements for safe access and egress will need to be considered further within a site-specific FRA or Emergency Response Plan, if required, using the depth, velocity, and hazard outputs for the design surface water event (1 in 100-year event with an appropriate allowance for climate change). Detailed modelling should be assessed to identify the proposed warning time to a flooding event and the likely duration for impacts.

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The risk from surface water flow routes should be quantified as part of a site-specific FRA. A surface water drainage strategy should be completed to ensure runoff rates do not exceed greenfield rates and storage volume is provided for the 1 in 100 year event including climate change.

Furthermore, given the risk of groundwater emergence on site, the developer will need to confirm through additional ground investigations, the risk of groundwater emergence. Through the FRA, the developer should demonstrate that development will not increase risk either within the site or elsewhere.

4 Conclusions

The proposed development site is potentially at risk from fluvial and surface water flooding. However, flood extents are based on national generalised modelling. Therefore, detailed flood modelling is required to fully understand the flood risk to the site. The detailed modelling must include the North Brook culvert under the railway line, with residual risk scenarios to assess the impact of a blockage.

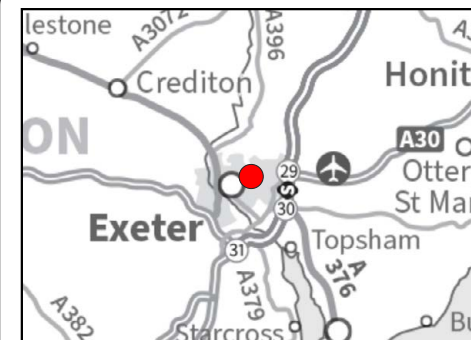
Access and egress should be investigated further as part of the detailed modelling. If the hazard rating on developed parts of the site or within access routes to and from the site is identified as above 0.75 ('Danger to some'), it is recommended that an Emergency Response Plan is prepared in line with the [ADEPT Guidance](#).

Given the risk of surface water/fluvial flooding, development will only be able to progress if:

- A site-specific FRA is undertaken to assess the risk of flooding in relation to the proposed development, and the access and egress arrangements. The proposed development should be safe from flooding for the operational lifetime and not result in an increase in risk elsewhere.
- Detailed modelling is undertaken as part of the site-specific flood risk assessment including culvert blockage scenarios.
- The Sequential Test/Exception Test are satisfied.
- Infiltration rates and groundwater levels are assessed on site to inform the drainage strategy.
- Finished floor levels are raised to a minimum of whichever is higher of 600mm (300mm with a high confidence in flood levels from detailed modelling) above the average ground level of the site, the adjacent road level to the building or the estimated flood level.
- The site layout and design should be developed using detailed flood modelling, including residual risk information, to ensure the most appropriate design and that future users of the development will not be placed in danger from flood hazards throughout its lifetime.



Polsloe Bridge

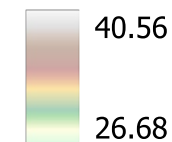


Legend

 Site Location

LIDAR 1m DTM 2022

Elevation (mAOD)



Drawn By: EG Date: 11/04/2025
Checked By: EH Date: 11/04/2025
Approved By: EH Date: 11/04/2025
Status: S3 Revision: P01
Figure Title: Topography
File Name: Exeter SFRA L2

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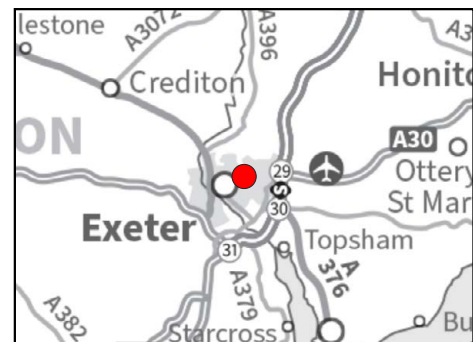
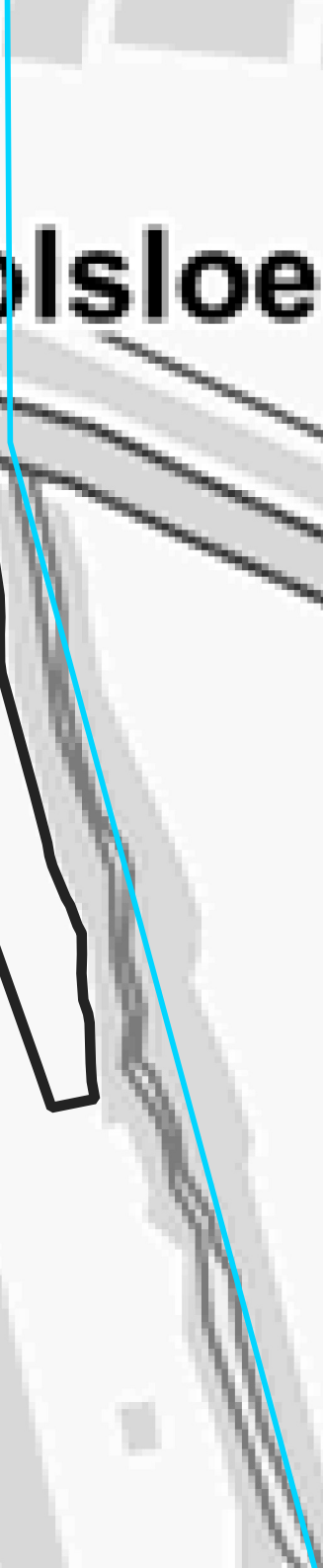
0 50 100 m





Polsloe Bridge

THOMPSON ROAD



Legend

-  Site Location
-  Ordinary Watercourse

Drawn	EG	Date: 07/04/2025
Checked	EH	Date: 07/04/2025
Approved	EH	Date: 07/04/2025
Status:	S3	Revision P02
Figure	Watercourses	
File	Exeter SFRA L2	

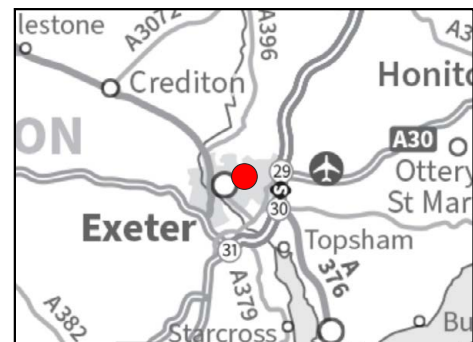
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0 50 100 m





Polsloe Bridge

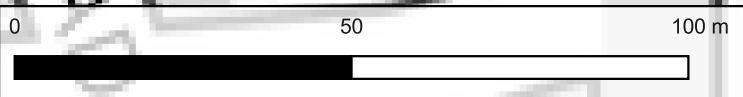


Legend

-  Site Location
-  Flood Zone 2
-  Flood Zone 3a
-  Flood Zone 3b

Drawn	EG	Date: 07/04/2025
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Approved	EH	Date: 07/04/2025
Status:	S3	Revision P01
Figure	Flood Zones	
File	Exeter SFRA L2	

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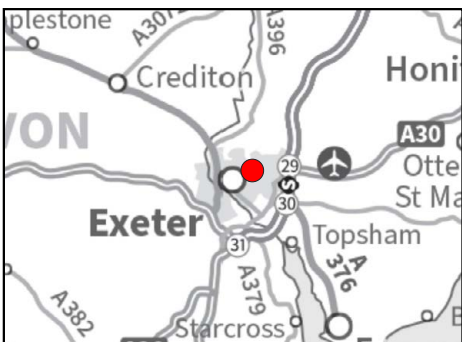




Exeter
City Council



Polsloe Bridge



Legend

 Site Location

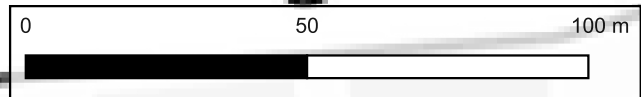
Surface Water 3.3% AEP

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

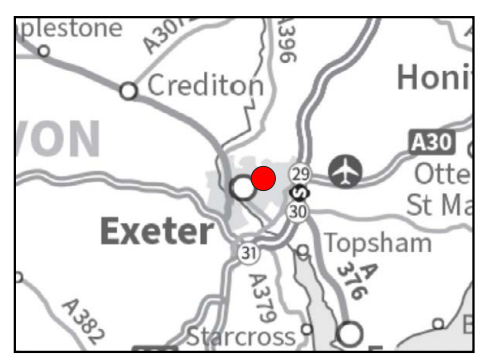
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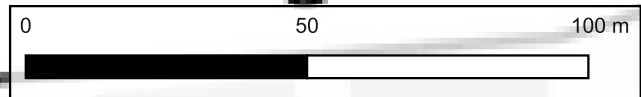


Legend

-  Site Location
- Surface Water 3.3% AEP
- Hazard Rating
 -  No hazard
 -  Very low hazard - Caution
 -  Danger for some
 -  Danger for most
 -  Danger for all

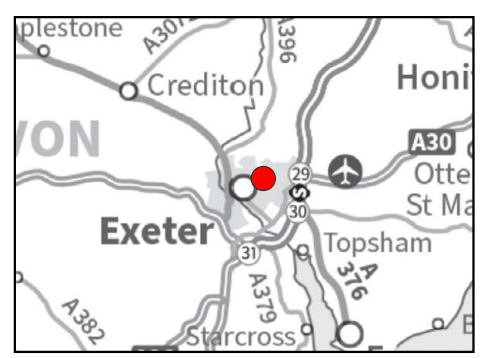
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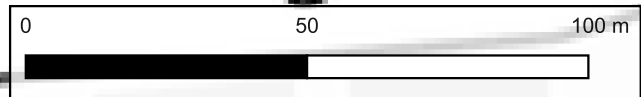


Legend

-  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

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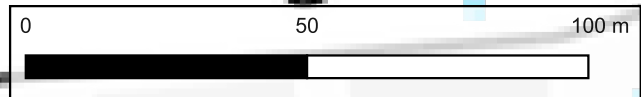


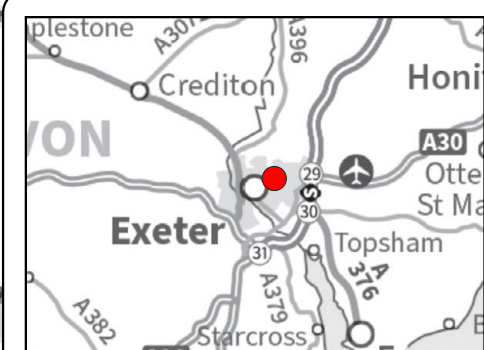
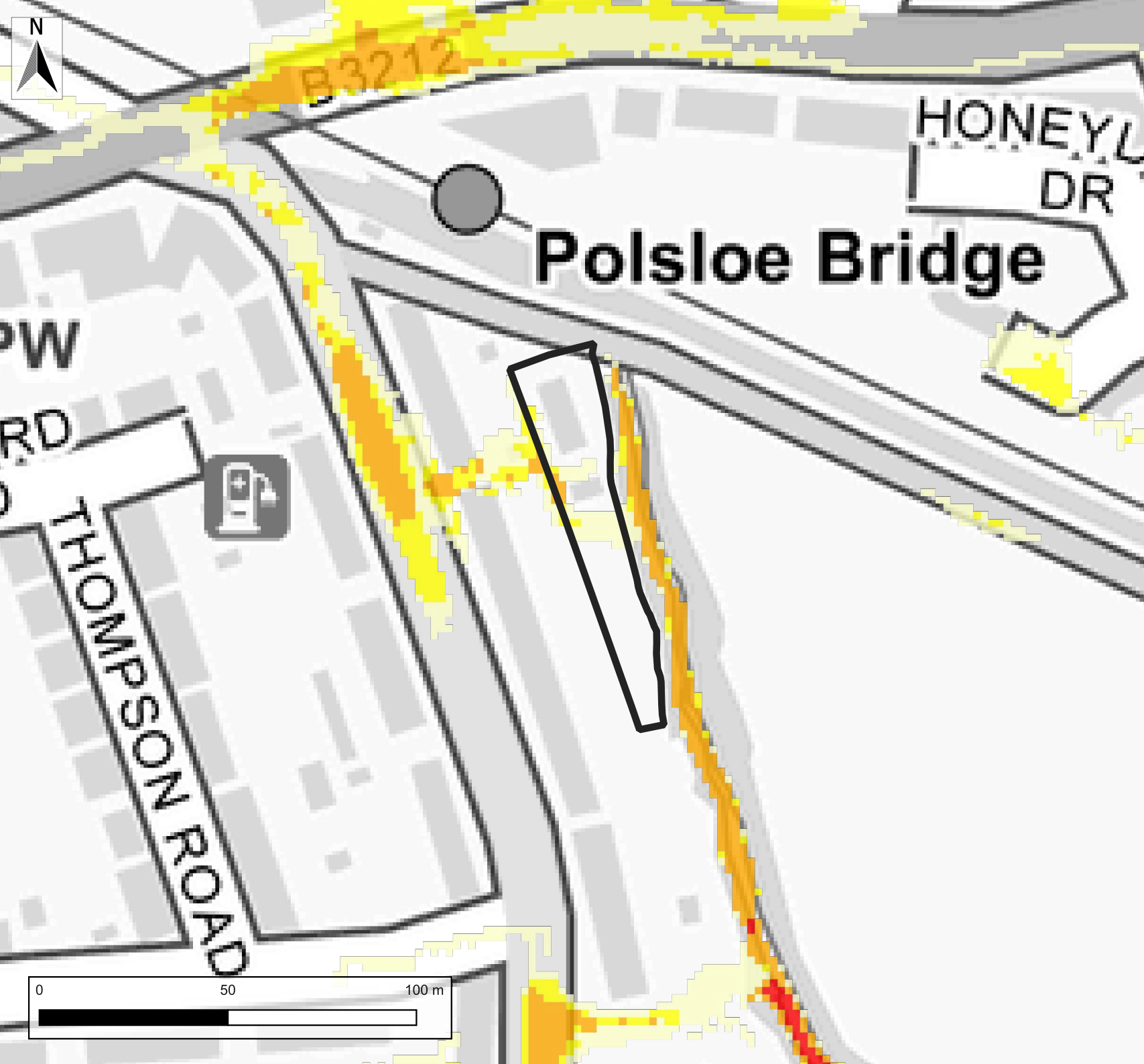
Legend

-  Site Location
- Surface Water 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

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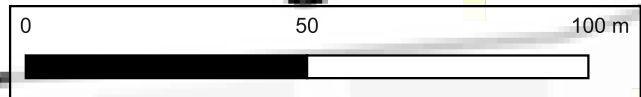


Legend

-  Site Location
- Surface Water 1% AEP
- Hazard Rating
 -  No hazard
 -  Very low hazard - Caution
 -  Danger for some
 -  Danger for most
 -  Danger for all

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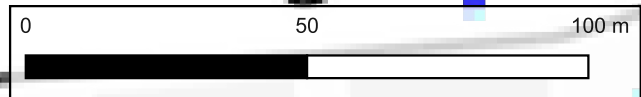


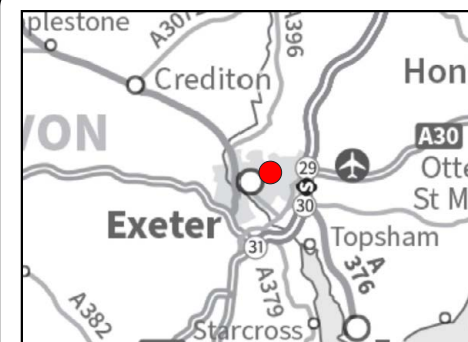
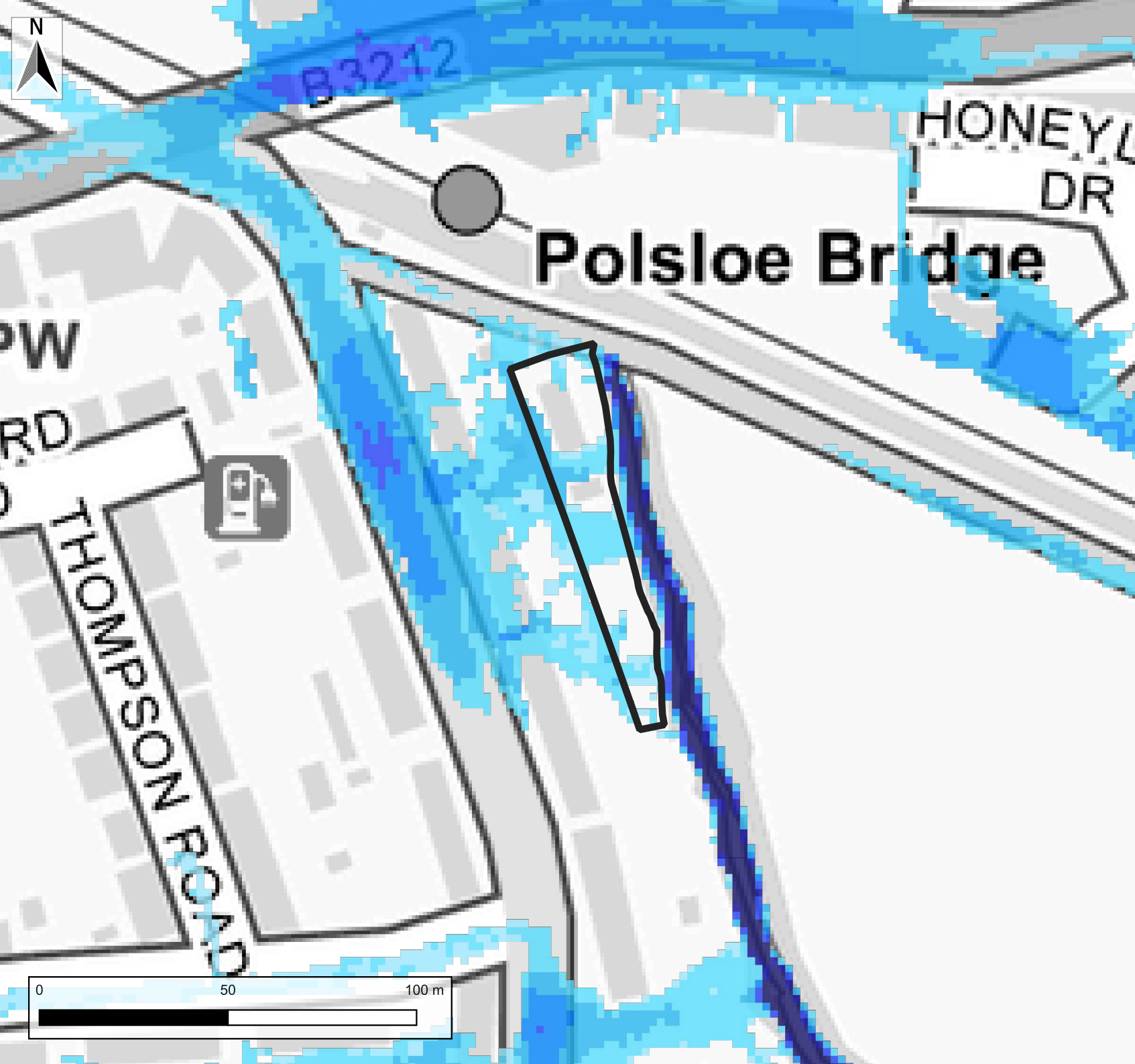
Legend

-  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

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Legend

 Site Location

Surface Water 0.1% AEP

Depth (m)

 < 0.10

 0.10 - 0.30

 0.30 - 0.60

 0.60 - 0.90

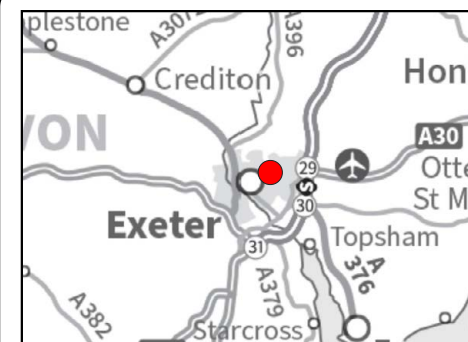
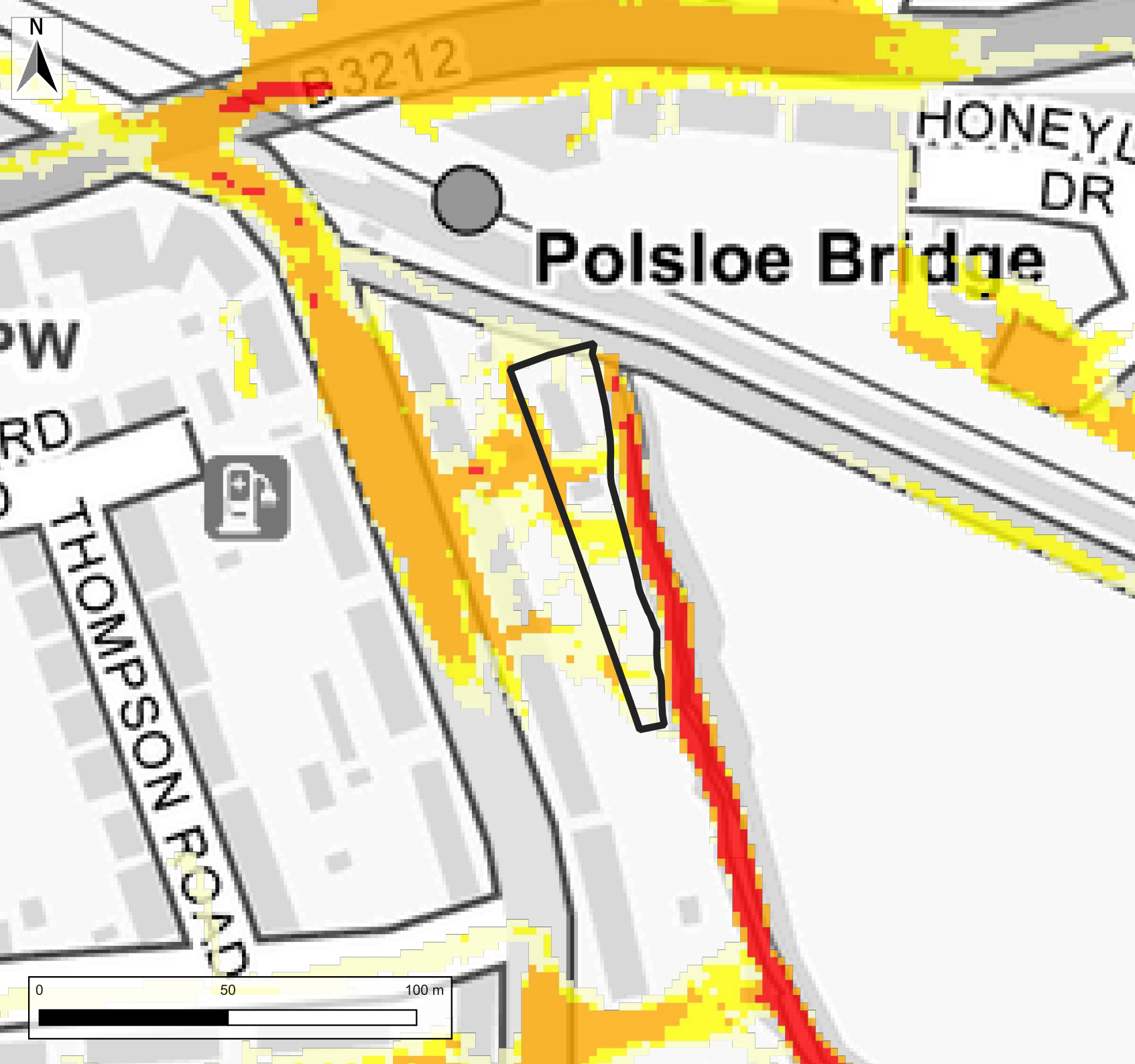
 0.90 - 1.20

 1.20 - 1.50

 > 1.50

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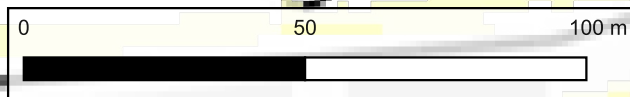


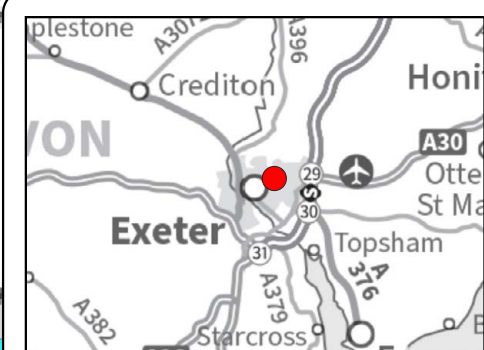
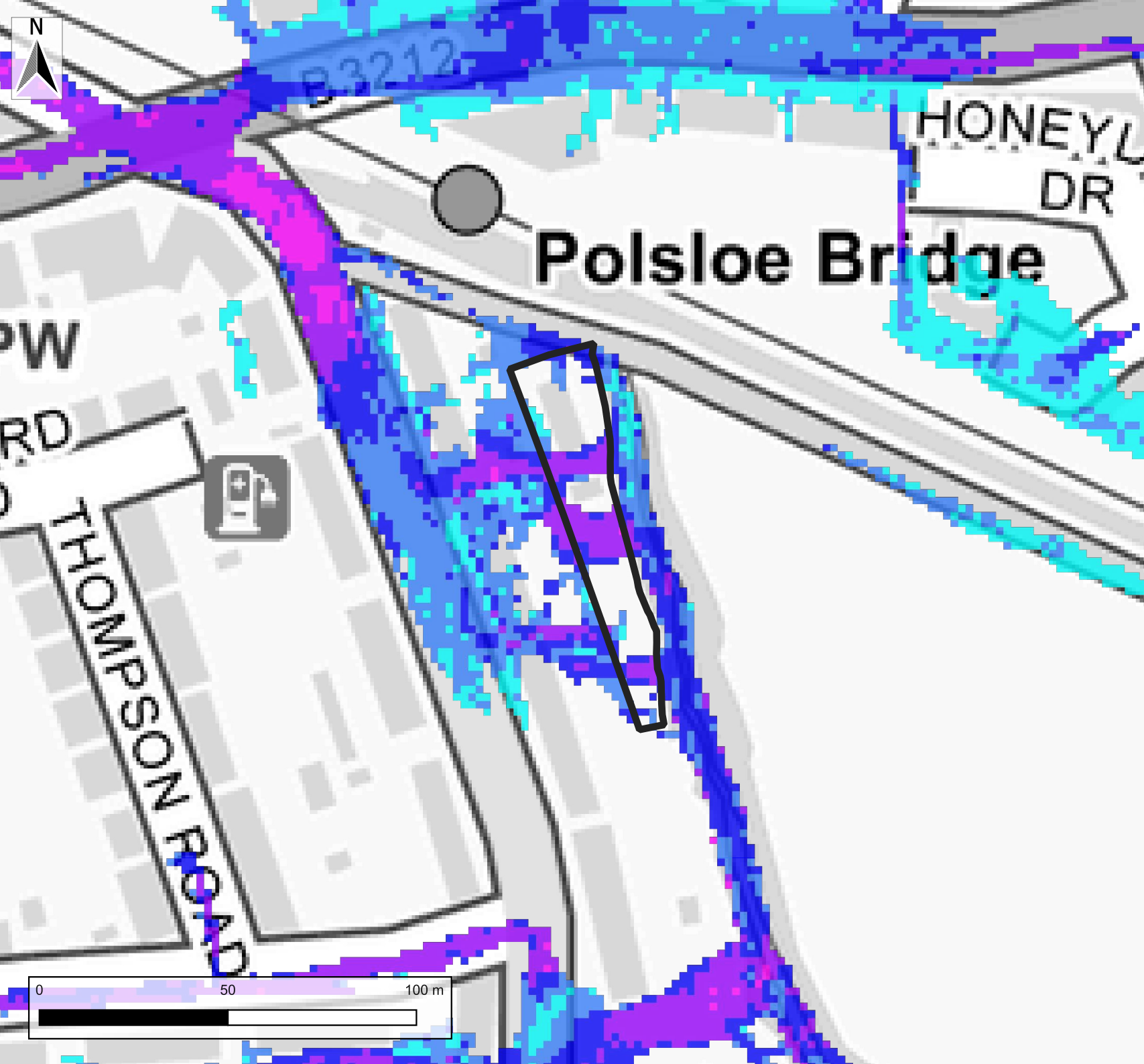
Legend

-  Site Location
- Surface Water 0.1% AEP
- Hazard Rating
 -  No hazard
 -  Very low hazard - Caution
 -  Danger for some
 -  Danger for most
 -  Danger for all

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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

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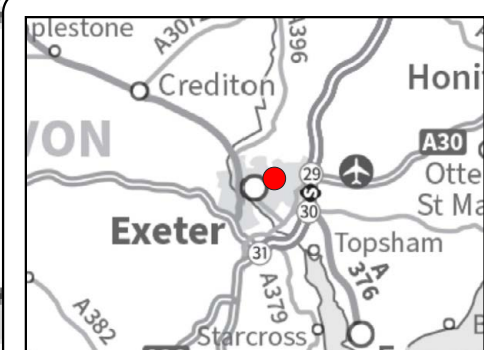
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HONEYL DR

Polsloe Bridge

THOMPSON ROAD



Legend

 Site Location

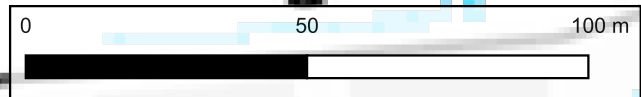
Surface Water 3.3% AEP plus 65% climate change

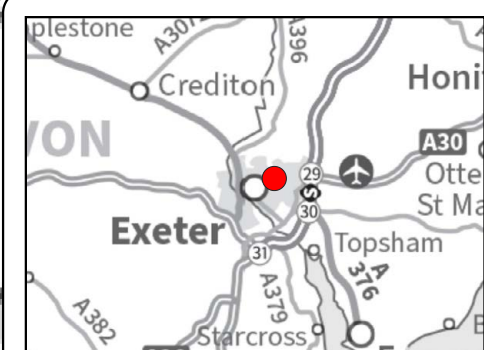
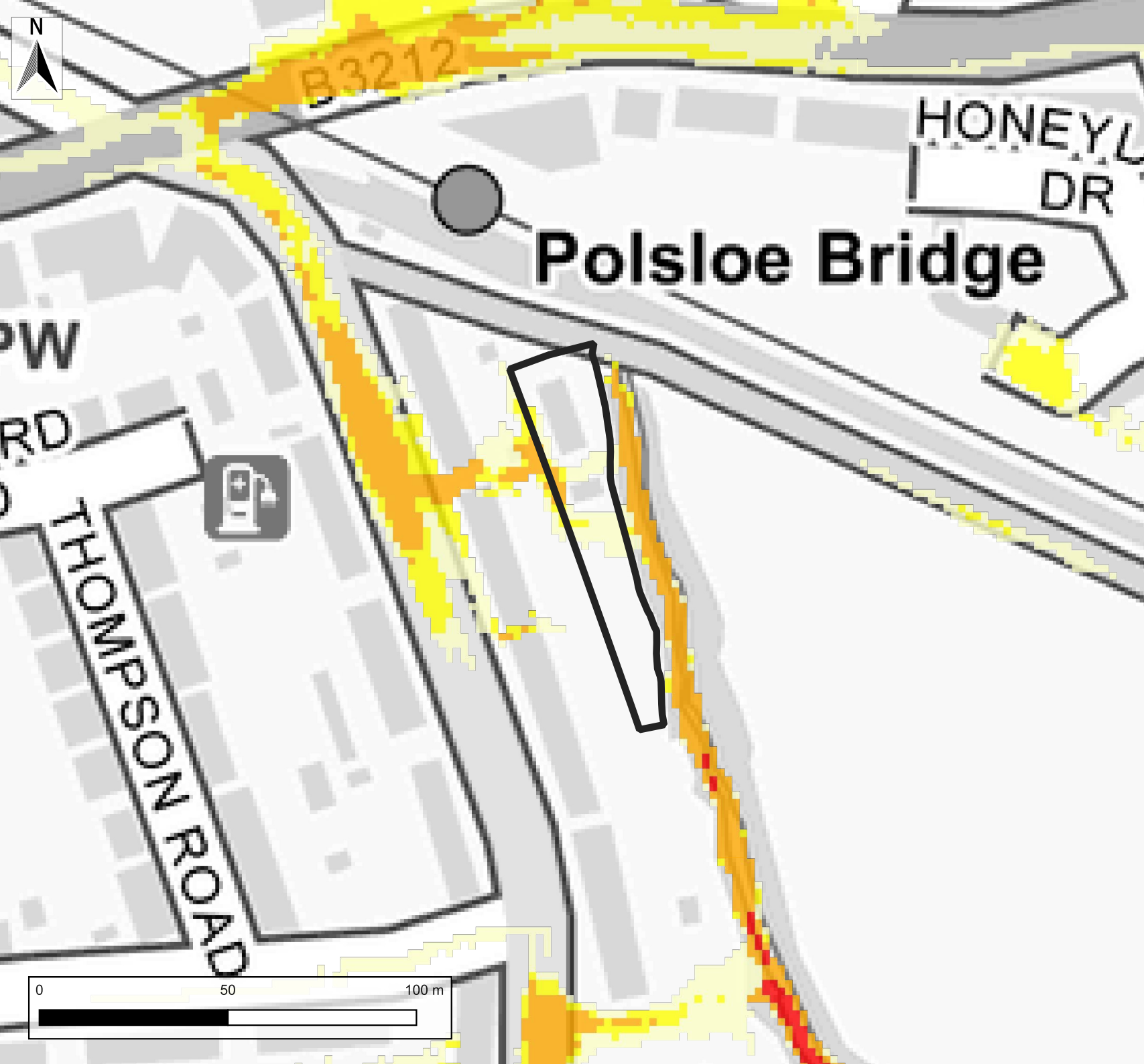
Depth (m)

-  < 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: 11/04/2025
Checked By: EH Date: 11/04/2025
Approved By: EH Date: 11/04/2025
Status: S3 Revision: P01

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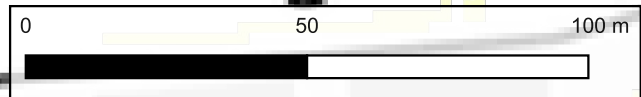


Legend

-  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

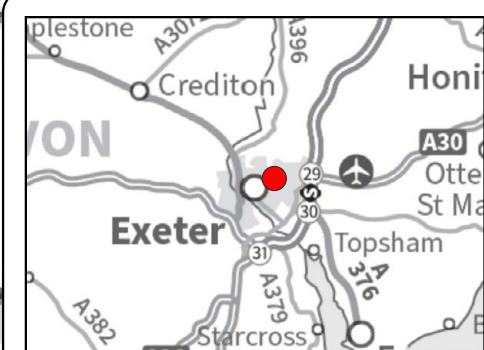
Drawn By: EG Date: 11/04/2025
Checked By: EH Date: 11/04/2025
Approved By: EH Date: 11/04/2025
Status: S3 Revision: P01

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Polsloe Bridge



Legend

 Site Location

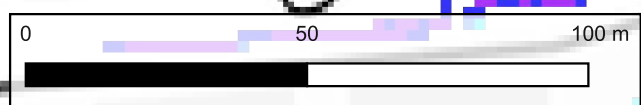
Surface Water 3.3% AEP plus 65% climate change

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: EG Date: 11/04/2025
Checked By: EH Date: 11/04/2025
Approved By: EH Date: 11/04/2025
Status: S3 Revision: P01

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Polsloe Bridge



Legend

 Site Location

Surface Water 1% AEP plus 65% climate change

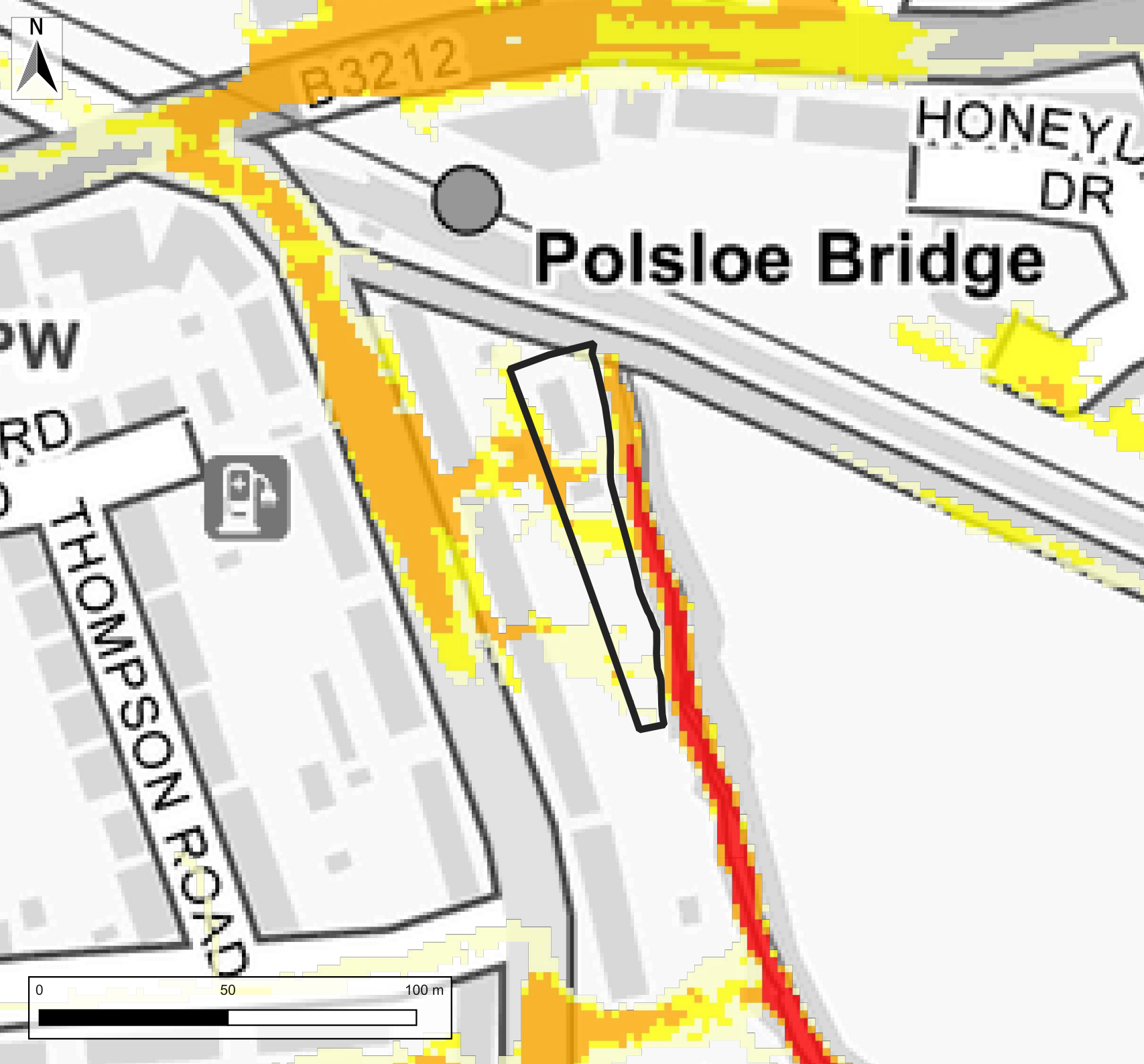
Depth (m)

-  < 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: 11/04/2025
Checked By: EH Date: 11/04/2025
Approved By: EH Date: 11/04/2025
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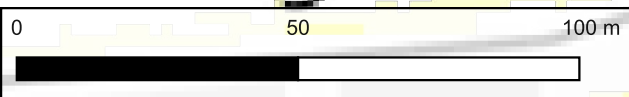


Legend

-  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

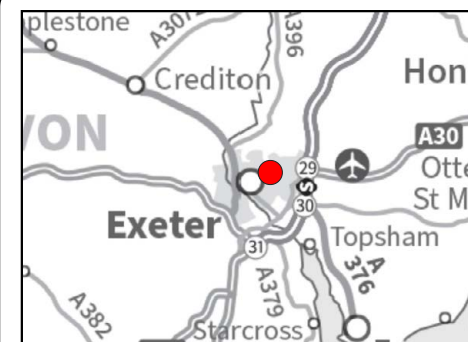
Drawn By: EG Date: 11/04/2025
Checked By: EH Date: 11/04/2025
Approved By: EH Date: 11/04/2025
Status: S3 Revision: P01

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Polsloe Bridge



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: EG Date: 14/04/2025
Checked By: EH Date: 14/04/2025
Approved By: EH Date: 14/04/2025
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0 50 100 m





Legend

Site Location

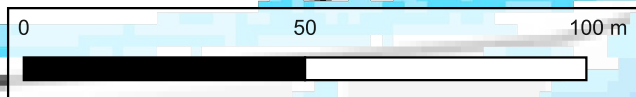
Surface Water 0.1% AEP plus 65% climate change

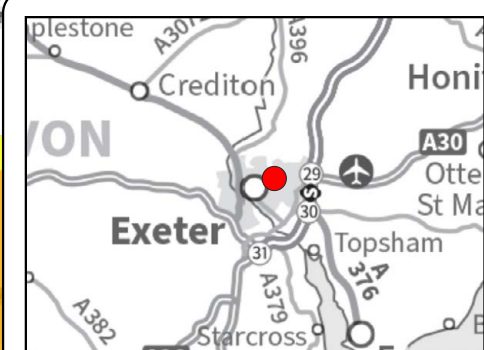
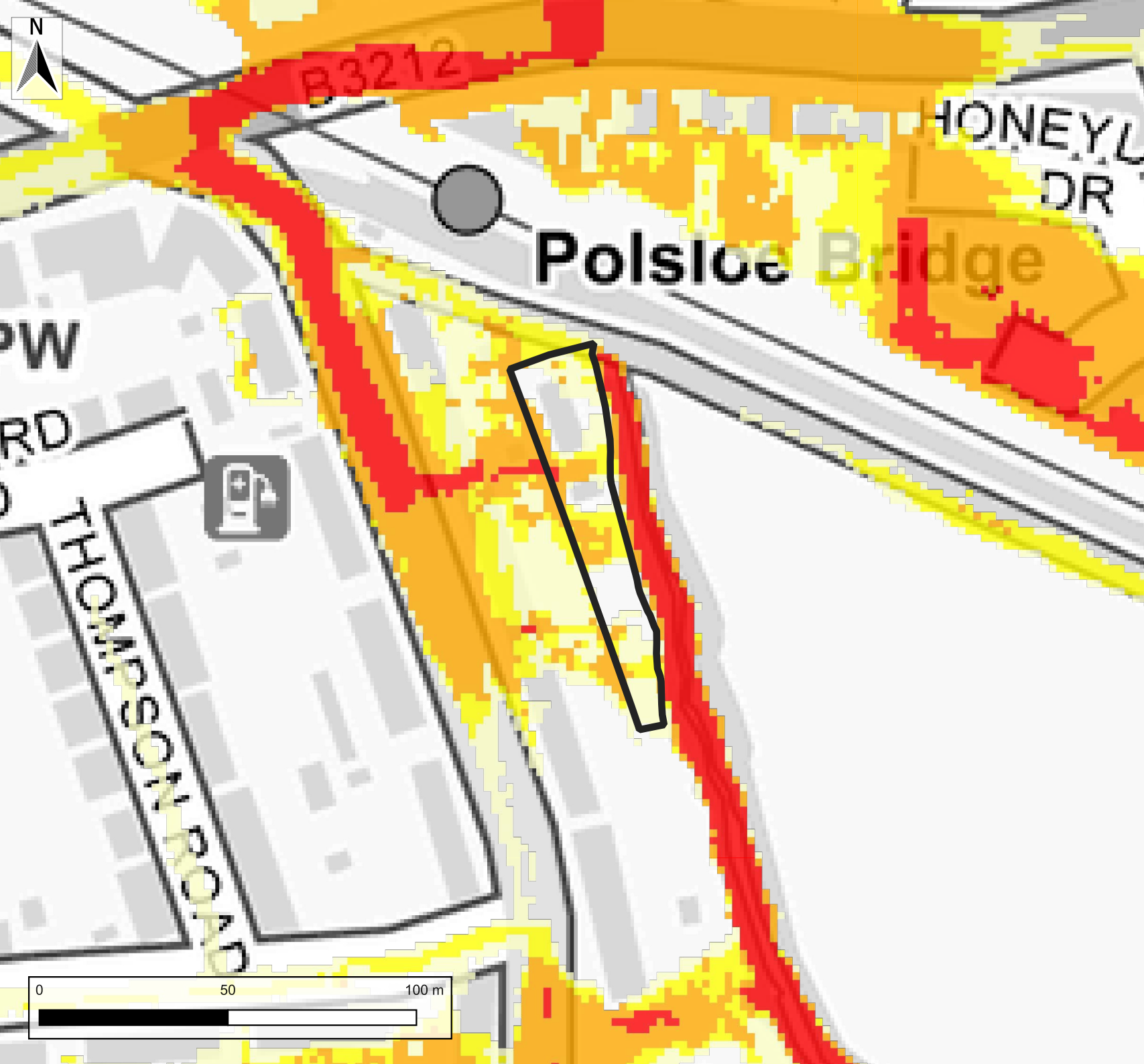
Depth (m)

- < 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: 11/04/2025
Checked By: EH Date: 11/04/2025
Approved By: EH Date: 11/04/2025
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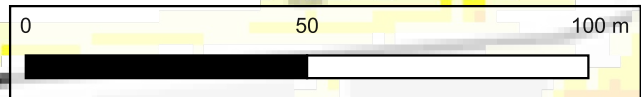


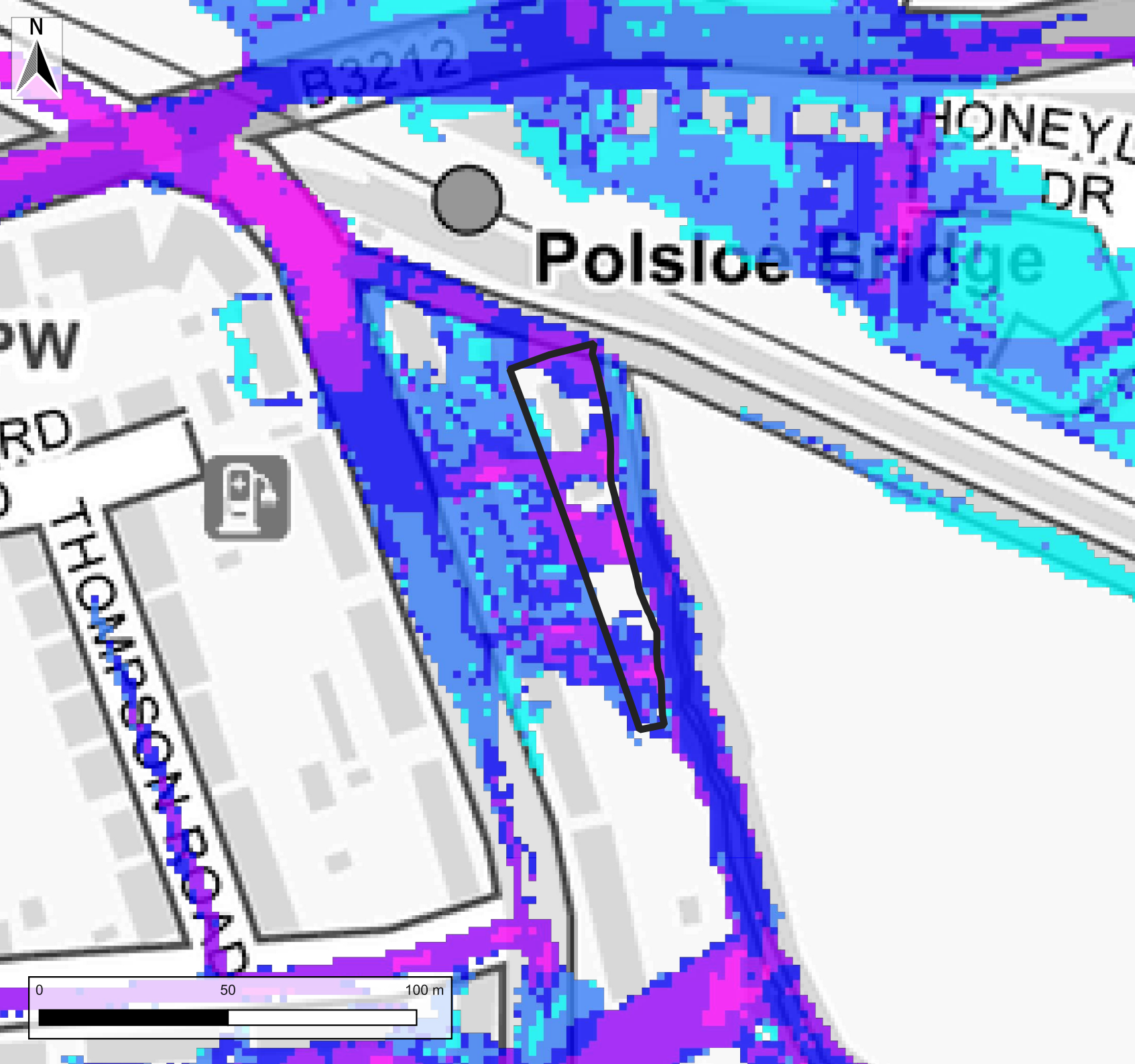
Legend

-  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: EG Date: 11/04/2025
Checked By: EH Date: 11/04/2025
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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: EG Date: 11/04/2025
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B3212

HONEYL
DR

Polsloe Bridge

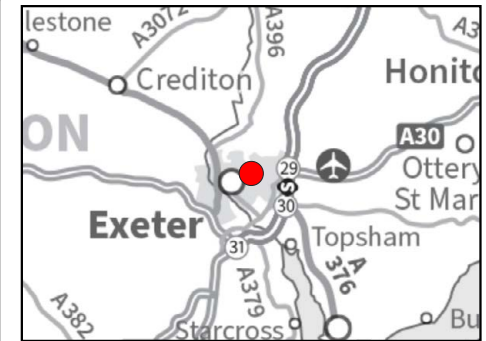


THOMPSON ROAD

0 50 100 m



JBA
consulting



Legend



Site Location



Flood Alert Areas



Flood Warning Areas

Drawn By: EG Date: 11/04/2025

Checked By: EH Date: 11/04/2025

Approved By: EH Date: 11/04/2025

Status: S3 Revision: P01

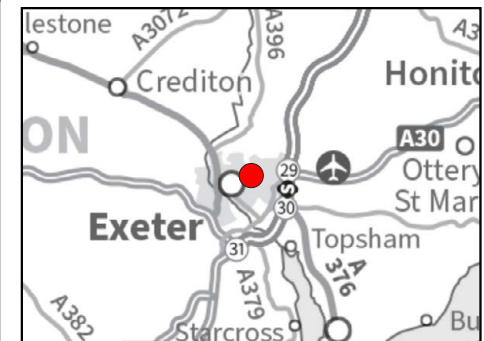
Figure Title: Flood Alert and Warning
Areas

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Polsloe Bridge



Legend

 Site Location

Groundwater Levels Risk Map

-  Groundwater levels are 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: EG Date: 11/04/2025
Checked By: EH Date: 11/04/2025
Approved By: EH Date: 11/04/2025
Status: S3 Revision: P01
Figure Title: Groundwater
File Name: Exeter SFRA L2

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0 50 100 m

