

	Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables	
Site Code	142	
Address	Exe Bridges Retail Park	
Area	1.8 hectares	
Current land use	Brownfield retail	
Proposed land use	Regeneration for mixed-use development including around 180 homes	
Flood Risk Vulnerability	More Vulnerable	
Sources of flood risk		
Location of site	The site is located southwest of the River Exe adjacent to Exe Bridges. The site is bounded by Cowick Street (B3212), the Great Western Railway Main Line, and Alphington Street (A377). The Riverside Leisure Centre is directly to the Southeast of the site. Access to the site is available from Cowick Street to the northwest and from Alphington Street in the southeast.	
Topography	Mapping (presented at the end of this document): Exe Bridges Retail Park_Topography The Environment Agency’s 1m Resolution 2022 Composite LiDAR shows that the topography has a slight decline from the north (9.5mAOD) to south (8mAOD). The lowest elevation is situated in the northeast at the location of a footpath below Alphington Street.	
Existing drainage features	Mapping (presented at the end of this document): Exe Bridges Retail Park_Watercourses The River Exe flows approximately 35m north east of the site in a southeasterly direction.	
Flood Zones	Available data: Environment Agency Flood Map for Planning for Rivers and Sea. Mapping (presented at the end of this document): Exe Bridges Retail Park_FMfP Data analysis: Proportion of site in each Flood Zone. Flood Zone 1 – 0% Flood Zone 2 – 0% Flood Zone 3a – 100% Flood Zone 3b – 0% Flood characteristics: The site is located entirely in 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. 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.	

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	The site is situated entirely within Flood Zone 3a. 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.	
Fluvial	Available data: Environment Agency 2024 River Exe Scheme Modelling for 3.3%, 1%, 0.1% Annual Exceedance Probability (AEP) events. Mapping (presented at the end of this document): Exe Bridges Retail Park_Fluvial_0030_Depth Exe Bridges Retail Park_Fluvial_0030_Hazard Exe Bridges Retail Park_Fluvial_0030_Velocity Exe Bridges Retail Park_Fluvial_0100_Depth Exe Bridges Retail Park_Fluvial_0100_Hazard Exe Bridges Retail Park_Fluvial_0100_Velocity Exe Bridges Retail Park_Fluvial_1000_Depth Exe Bridges Retail Park_Fluvial_1000_Hazard Exe Bridges Retail Park_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) Mapping shows that the site is not impacted by flooding in this event. 0.1% AEP (1 in 1000 year) Proportion – 100% Max Depth – 3.55m Max Velocity – 2.36m/s Max Hazard – 5.56 (Danger for all) Mean Depth – 1.59m Mean Velocity – 0.84m/s Mean Hazard – 3.15 (Danger for all) Flood characteristics: The site is not identified to be at fluvial risk in the 3.3% and 1% AEP events. The site is shown to flood in the 0.1% AEP event. Flood depths in the northwest of the site exceed 1.5m, which includes the extent of the access roads to the site and the west portion of the retail park car park. The retail park building, located in the southwest of the site, experiences flood depths 1.2m to 1.5m. Elevations in the east of the site are higher, reaching 9.5mAOD. In this east region of the site flood depths vary between 0m and 1.5m and the hazard rating is categorised as a 'Danger for Most', as opposed to 'Danger for All' across the remainder of the site. The NPPF and PPG set out the requirements for a development to be safe for its lifetime without increasing flood risk elsewhere. Flood Risk Assessments (FRAs) should be able to show that the site is safe for its users, including safe access and egress routes in the 1% AEP plus climate change and 0.1% AEP plus climate change events. Site layout should be used to locate the most vulnerable aspects of the development in the areas of lowest risk. The site should avoid increasing the vulnerability use of the site.	



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	The Flood Zone 3 extent in the Flood Map for Planning (100%) is greater than the extent of the fluvial 1% AEP event (0%) in the River Exe Scheme Modelling. The River Exe Modelling includes the recently constructed Exeter Flood Defence Scheme (FDS). This mapping indicates that the defences in the FDS reduce the risk of flooding in the site, in line with their Standard of Protection (1 in 100 year). In the 0.1% AEP event, the site is evidently a key conveyance route for the River Exe during times of flooding. Flood water traverses the site from northwest to southeast. Although water flows across the whole of the site, the main flow paths are primarily along the southwest boundary between the railway line and the retail park buildings and the northeastern/centre of the site through the car park. These flow paths must be carefully considered in the site's design to ensure their functionality is maintained.
Fluvial plus climate change	Available data: Environment Agency River Exe Scheme Modelling for 1% Annual Exceedance Probability (AEP) climate change event. Management Catchment: East Devon Management Catchment Mapping (presented at the end of this document): Exe Bridges Retail Park_Fluvial_0100_46CC_Depth Exe Bridges Retail Park_Fluvial_0100_46CC_Hazard Exe Bridges Retail Park_Fluvial_0100_46CC_Velocity Exe Bridges Retail Park_Fluvial_0100_61CC_Depth Exe Bridges Retail Park_Fluvial_0100_61CC_Hazard Exe Bridges Retail Park_Fluvial_0100_61CC_Velocity Data analysis: Higher Central 1 % AEP (1 in 100 year) plus 61 % Climate Change CC3 Proportion – 99.52% Max Depth – 3.3m Mean Depth – 1.36m Max Velocity – 1.88m/s Mean Velocity – 0.75m/s Max Hazard – 5.08 (Danger for all) Mean Hazard – 2.72 (Danger for all) Central 1 % AEP (1 in 100 year) plus 46 % Climate Change CC5 Proportion – 99.52% Max Depth – 3.12m Mean Depth – 1.21m Max Velocity – 1.88m/s Mean Velocity – 0.7m/s Max Hazard – 4.48 (Danger for all) Mean Hazard – 2.46 (Danger for all) Flood characteristics: The site is shown to be at high risk of flooding in both climate change events. Flooding extents remain the same in 1% AEP plus climate change events, 99.5%. The flood depths are greatest in the north, in both scenarios, reaching a maximum of 3.3m in the 61% CC event and 3.12m in the 46% CC event. In the 61% climate change event, the extent in which depth exceed 1.5m encroaches further southeast. The majority of the site has a 'Danger for All' hazard rating, which extends further south across the car park and the retail park building in the 61% CC event. Areas in the south and east of the

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	site remain as a 'Danger for Most' and 'Caution' hazard rating in both scenarios. During the fluvial design flood event flooding enters the site from the northwest and flows in a southeasterly direction across the site, leaving via the southeastern boundary and also via overtopping of the Great Western main line railway via the southwestern boundary. Although water flows across the whole of the site, the main flow paths are primarily along the southwest boundary between the railway line and the retail park buildings and the northeastern/centre of the site through the car park. These flow paths must be carefully considered in the site's design to ensure their functionality is maintained.	
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): Exe Bridges Retail Park_RoFSW_0030_Depth Exe Bridges Retail Park_RoFSW_0030_Hazard Exe Bridges Retail Park_RoFSW_0030_Velocity Exe Bridges Retail Park_RoFSW_0100_Depth Exe Bridges Retail Park_RoFSW_0100_Hazard Exe Bridges Retail Park_RoFSW_0100_Velocity Exe Bridges Retail Park_RoFSW_1000_Depth Exe Bridges Retail Park_RoFSW_1000_Hazard Exe Bridges Retail Park_RoFSW_1000_Velocity Data analysis: 3.3% AEP (1 in 30 year) event: Proportion – <1% Max Depth – 0.23m Max Velocity – 0.38m/s Max Hazard – 0.62 (Caution) Mean Depth – 0.19m Mean Velocity – 0.17m/s Mean Hazard – 0.6 (Caution) 1% AEP (1 in 100 year) event: Proportion – 8% Max Depth – 0.61m Max Velocity – 0.74m/s Max Hazard – 1.31 (Danger for most) Mean Depth – 0.23m Mean Velocity – 0.14m/s Mean Hazard – 0.78 (Danger for some) 0.1% AEP (1 in 1000 year) event: Proportion – 6% Max Depth – 0.87m Max Velocity – 1.68 m/s Max Hazard – 1.49 (Danger for most) Mean Depth – 0.3m Mean Velocity – 0.31m/s Mean Hazard – 1.02 (Danger for some) Flood characteristics: The site is shown to flood in the 1% and 0.1% AEP events, with limited localised flooding in the north of the site in the 1% AEP event. The extent increases to the southeast of the site and along the west of the site in the	

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	0.1% AEP event. The average depth, velocity and hazard during the 0.1% AEP event is shown to be 0.3m, 0.31m/s and 1.02 ('Danger for Some').	
Surface water plus climate change	Available data: Environment Agency Risk of Flooding from Surface Water mapping, updated by JBA Consulting with climate change uplifts. Management Catchment: East Devon Management Catchment The Environment Agency guidance recommends that the Upper End allowance is considered for the 1% AEP for the 2070's epoch, unless the allowance for the 2050's epoch is higher, in which case this should be used. This is appropriate for the development with a lifetime beyond 2100. The recommended uplift on peak rainfall intensity for the 1% AEP event is 45%. A 65% climate change uplift has been used as a conservative estimate for the Upper End allowance for the East Devon management catchment. Mapping (presented at the end of this document): Exe Bridges Retail Park_RoFSW_0030_65CC_Depth Exe Bridges Retail Park_RoFSW_0030_65CC_Hazard Exe Bridges Retail Park_RoFSW_0030_65CC_Velocity Exe Bridges Retail Park_RoFSW_0100_65CC_Depth Exe Bridges Retail Park_RoFSW_0100_65CC_Hazard Exe Bridges Retail Park_RoFSW_0100_65CC_Velocity Exe Bridges Retail Park_RoFSW_1000_65CC_Depth Exe Bridges Retail Park_RoFSW_1000_65CC_Hazard Exe Bridges Retail Park_RoFSW_1000_65CC_Velocity Data analysis: 3.3% AEP (1 in 30 year) plus 65% climate change event: Proportion – 13% Max Depth – 0.65m Max Velocity – 1.15m/s Max Hazard – 1.33 (Danger for most) Mean Depth – 0.21m Mean Velocity – 0.16m/s Mean Hazard – 0.76 (Danger for some) 1% AEP (1 in 100 year) plus 65% climate change event: Proportion – 28% Max Depth – 0.78m Max Velocity – 1.43m/s Max Hazard – 1.43 (Danger for most) Mean Depth – 0.26m Mean Velocity – 0.25m/s Mean Hazard – 0.9 (Danger for some) 0.1% AEP (1 in 1000 year) plus 65% climate change event: Proportion – 49% Max Depth – 1.74m Max Velocity – 2.29m/s Max Hazard – 2 (Danger for most) Mean Depth – 0.4m Mean Velocity – 0.46m/s Mean Hazard – 1.22 (Danger for some)	

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	Flood characteristics: The site is shown to flood in all surface water climate change events. During the 3.3% AEP plus 65% climate change event, 13% of the site is shown to flood in the north of the site. The 1% AEP extent is situated in a similar area, but of an extent of 28%. Flooding in the 0.1% plus 65% climate change event extends south across the site and average depth, velocity and hazard is shown to be 0.4m, 0.46m/s and 1.22 ('Danger for Some'). During the surface water design flood event there is a surface water flow path which enters the site on the northern boundary at the junction of Cowick Street and Exe Bridges. The surface water flooding continues in a southerly direction across the centre of the site exiting the site onto Alphington Street in the southeastern corner.	
Reservoir	Available data: Environment Agency Reservoir Flood Extents for Dry Day and Wet Day Scenarios Mapping (presented at the end of this document): Exe Bridges Retail Park_Reservoir_Flood_Extents Flood characteristics: In the rare event of a reservoir breach, the entirety of the site is at risk of flooding in a wet day scenario and almost entirely at risk of flooding in a dry day scenario. 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 Reservoir. Impact of reservoir breach has not been assessed within this Level 2 SFRA.	
Groundwater	Available data and mapping: 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): Exe Bridges Retail Park_Groundwater5m Flood characteristics: JBA's Groundwater emergence mapping indicates that groundwater levels across the site are between 0.025 and 0.5m below the ground surface levels during a 1% AEP groundwater flood event. Across the site there is a high risk of groundwater emergence, due to the groundwater levels being situated close to the ground surface. 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 assessments to determine the groundwater risk at the site through ground investigations and to demonstrate that proposed development will not impact the risk within the site or to land surrounding the site.	

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Sewers	Available data and mapping: South West Water Drainage and Wastewater Management Plan Flood characteristics: The site is situated within the catchment of the Countess Wear WwTW. South West Water's DWMP indicates an immediate moderate risk of sewer flooding in a 1 in 10 year event and in a 1 in 50 year event. Internal sewer flooding within the catchment is not a risk and the system is considered resilient. 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 <i>external</i> flood incidents caused by 'Other' sources. The Exe DWMP highlights that in the Exe Catchment in 2023 there were three <i>internal</i> flood incidents caused by 'Hydraulic Overload' and 10 internal flood incidents caused 'Other' sources.	
Flood history	Available data: Environment Agency Historic Flood Map and Recorded Flood Outlines map Mapping (presented at the end of this document): Exe Bridges Retail Park_Historic_Flood_Map Flood characteristics: The north and east of the site is shown to be 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. Excessive flooding occurred along Cowick Street in 1960, prior to the building of flood defences along the River Exe. Flooding events also occurred between December 2013 and February 2014 where Marsh Green Road East and the workshop of one commercial property in Marsh Barton were reported to have flooded. Blocked drains were reported to be the cause of the pooling water, combined with a sewer overload. In October 2021, nine properties in Exeter experienced surface water flooding. On 17th September 2023, parts of Exeter experienced flooding as a result of intense rainfall and insufficient sewer and drain capacity.	
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): Exe Bridges Retail Park_AIMS_Spatial_Flood_Defences There are no formal defences identified within the site.	

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	The Environment Agency AIMS Spatial Flood Defences mapping identifies formal defences in the vicinity of the site. Flowerpots floodwall is located approximately 70m north of the site. This floodwall asset stretches 457m along the River Exe. An embankment is present on the land north of Alphington Road and Haven Banks Wall defence begins at the southern Exe Bridge extending 400m and Bridge abutments exist on the Exe Bridges. These defences make up part of the Exeter FDS which has an average Standard of Protection of 1% AEP to 1.3% AEP (1 in 75 year to 1 in 100 year).	
Residual risk	The site is partially located in the 'Reduction in Risk of Flooding from Rivers and Sea due to Defences' map. The site is at risk from defence breach or overtopping due to the presence of Flowerpots and Haven Banks flood wall in the vicinity of the site. Both walls have a design Standard of Protection of 100 years, which may fail or be breached during periods of intense rainfall. Fluvial breach modelling was undertaken as part of the Exe Scheme Hydraulic Model update. The breach scenario 'EXE_DEF_112_AP_BR4_Q100' represents the 1% AEP breach scenario at the site. Flooding encroaches on the site from the northwest, flowing across Cowick Street and Exe Bridges to reach the site. Flood waters continue to flow across the site in the southeasterly direction. The topographically elevated area of the site, in the northeast, is unaffected by flooding in this event. In the 1% AEP breach scenario, the depth of flooding reaches a maximum of 1.1mAOD and the hazard rating reaches a maximum of 'Danger for most' along the main conveyance routes in the site. During the 1% AEP fluvial event, flooding does not enter the site, demonstrating the level of protection the Exeter FDS provides for 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): Exe Bridges Retail Park_Flood_Alert_Warning_Areas	
Access and egress	The existing site consists of an access road which can be entered from Cowick Road in the west and Alphington Street to the northeast. In the design fluvial event (1% AEP plus 46% climate change), the access road is unusable due to depths greater than 1.5m along Cowick Street and Alphington Road. The hazard rating along Alphington Road and Cowick Street at the point of access is categorised as a 'Danger for All'. During the design flood event, initial out of bank flooding occurs Okehampton Street, northwest of Exe Bridges Retail Park with flooding entering the site approximately 2.5 hours later with the site subject to significant flooding within an hour of flood water entering the site. Pedestrian access to Exe Bridges (South) remains possible for a further three hours.	

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	The River Exe hydraulic modelling indicates a flood duration on the site of approximately 36 hours. In the design surface water event (1% AEP plus 65% climate change used as a conservative approach) the access road and Alphington Road remain limited to flood depths of 0.6m but the hazard along this road reaches 'Danger for Most' in instances. Flood depths along Cowick Street reach depths of 0.9m and a hazard of 'Danger for Most'. During the surface water design flood event, in the car park to the east of the site there is a dry island. Further consideration is required to ensure that safe access and egress can be achieved during the design flood events taking into account all potential flood risk and the topography of the site. Given that the site is at high risk of flooding in the present day and is shown to be sensitive to the effects of climate change in the future, a flood warning and evacuation plan would be required to demonstrate the safety of site users.	
Requirements for drainage control and impact mitigation		
Broad-scale assessment of possible SuDS	Geology BGS data indicates that the underlying geology is Whipton Formation Sandstone bedrock and Alluvium superficial deposits. The soils are shown to be freely draining, slightly acid loamy soils. The underlying geology is likely to be of variable permeability. This should be confirmed through infiltration testing. Off-site discharge in accordance with the SuDS hierarchy may be required to discharge surface water runoff from the site.	
	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 has not been identified to fall within a historic landfill site. Groundwater levels are indicated to be less than 1m below ground level during a 1% AEP event. Detention and attenuation features should be designed to prevent groundwater ingress from impacting hydraulic capacity and structural integrity. Additional site investigation work may be required to support the detailed design of the drainage system. This may include groundwater monitoring to demonstrate that a sufficient unsaturated zone has been provided above the highest occurring groundwater level. Below ground development such as basements are not appropriate at this site. 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 these outside of Flood Zone 3. Surface water outfalls that discharge into the River Exe may be susceptible to surcharging due to water levels in the river. The impacts of flood flows will need to be considered in terms of the attenuation storage requirements of the site and placement of the outfalls. SuDS should be designed in line with Devon County Councils SuDS Guidance. https://www.devon.gov.uk/floodriskmanagement/document/sustainab	

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	le-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. 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 features should be located on common land or public open space to facilitate ease of access.	
NPPF and planning implications		
Exception Test requirements (Local Authority considerations)	The Local Authority has confirmed that the Sequential Test has been carried out in line with national guidelines and that it has been passed (see SFRA level1). The entirety of the site is located in Flood Zone 3. Given that the site is identified as 'More Vulnerable' development, development within Flood Zone 3 requires the passing of the Exception Test.	

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	The Exeter Plan - Publication (Reg 19) outlines the requirements for Exe Bridges Retail Park 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; 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 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 (Developer considerations)	Flood Risk Assessment: A site-specific FRA is required given the following: The site is at significant risk from multiple sources of flooding (e.g. fluvial, surface water and groundwater) There are flood conveyance routes for both fluvial 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. 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 promote an integrated approach to water management. Guidance for site design and making development safe: The developer will need to show, through an FRA, 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	

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	safeguarded and maintained effectively through the lifetime of the development. (Para 048 Flood Risk and Coastal Change PPG). Velocity mapping for the climate change fluvial events highlights two distinct conveyance routes, traversing the site from northwest to southeast, situated along its eastern and west boundaries. These flow paths must be carefully considered in the site's design to ensure their functionality is maintained. Development proposals should avoid obstructing these natural flow routes. Instead, mitigation measures should be integrated to support and effectively manage these conveyance routes, such as through the design of sustainable drainage systems. The risk from surface water flow routes should be quantified as part of a site-specific FRA, including a drainage strategy, so runoff magnitudes from the development are not increased by development across any ephemeral surface water flow routes. A drainage strategy should help inform the site layout and design to ensure runoff rates do not exceed greenfield rates. The residual risk to the site posed by breach or failure of flood defences must be considered in a site-specific Flood Risk Assessment. Maintenance arrangements (including funding mechanisms) for the defences will need to be demonstrated for the lifetime of development, this will need to include how the existing defences can be improved and fixed. Given the high risk of groundwater flooding at the site, the developer will need to confirm through additional ground investigations, the risk of groundwater emergence at the site. Through the FRA, the developer should demonstrate that development will not increase risk either within the site or elsewhere. Further consideration will be needed to identify and demonstrate routes of safe access and egress within a site-specific FRA, 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 is likely to 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 above: - o 300mm above the estimated River Exe flood level - o 600mm above the average ground level of the site - o 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.	



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Exe Bridges Retail Park

Key messages

The site is identified as being at high risk of flooding. The site is situated 100% in Flood Zone 3, 99.5% in the design fluvial event, 28% in the design surface water event and at is at high risk of groundwater flooding.

The key access route to the site during a flood event is likely to be via Exe Bridge South and Western Way. During the River Exe design fluvial event (central climate change allowance), access to this route would be obstructed by flood depths of over 1.5m.

During the surface water design event, the surface water ponding on the site reaches depth of 0.6m in some areas. However, access to Exe Bridge South is likely to remain unobstructed.

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>

A site-specific Flood Risk Assessment in undertaken to assess the risk of fluvial, surface water and groundwater 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.

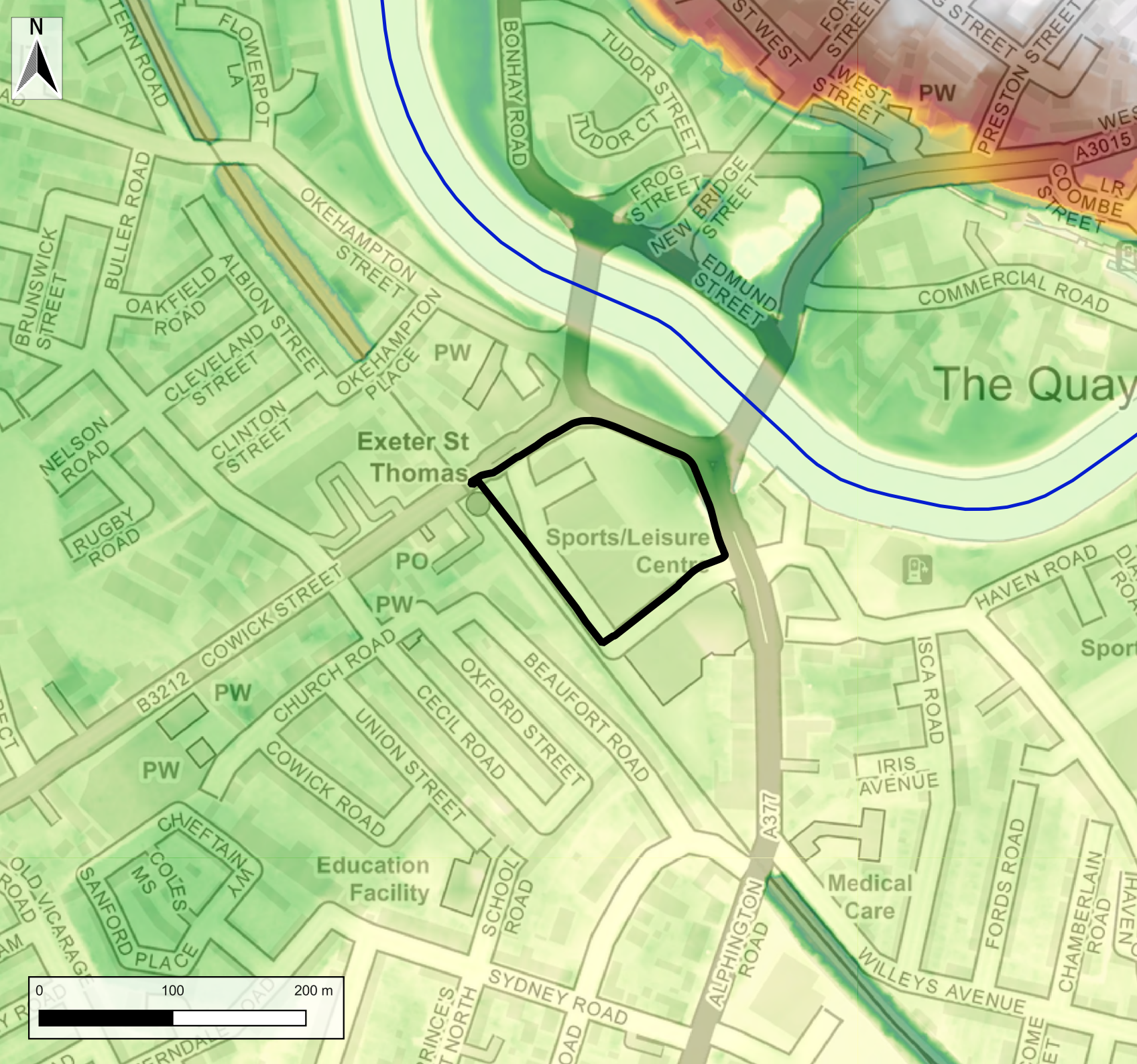
The site-specific Flood Risk Assessment should assess the risk of reservoir breach and incorporate this risk into an emergency response plan for the site development.

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, 600mm above the adjacent road level to the building or 300mm above the estimated river or sea flood level.

Design flood event	Maximum Hazard	Average Hazard
Fluvial – River Exe 1% Annual Exceedance Probability (AEP) plus 46%CC	4.48 (Danger for all)	2.46 (Danger for all)
Surface Water 1% Annual Exceedance Probability (AEP) plus 65% CC	1.43 (Danger for most)	0.9 (Danger for some)

	Exeter City Council Level 2 Strategic Flood Risk Assessment Detailed Site Summary Tables	
Site Code	142	
Address	Exe Bridges Retail Park	
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/ 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 Soilscales - https://www.landis.org.uk/soilscales/ 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		

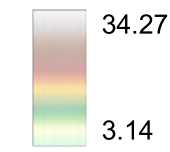


Legend

 Site Location

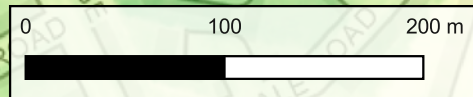
LIDAR 1m DTM 2022

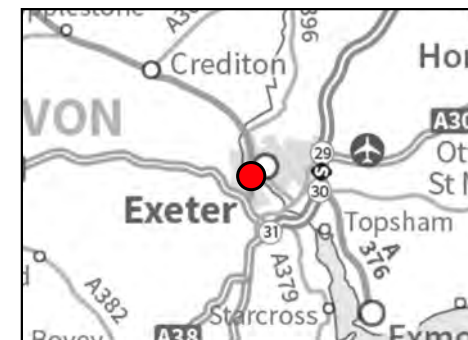
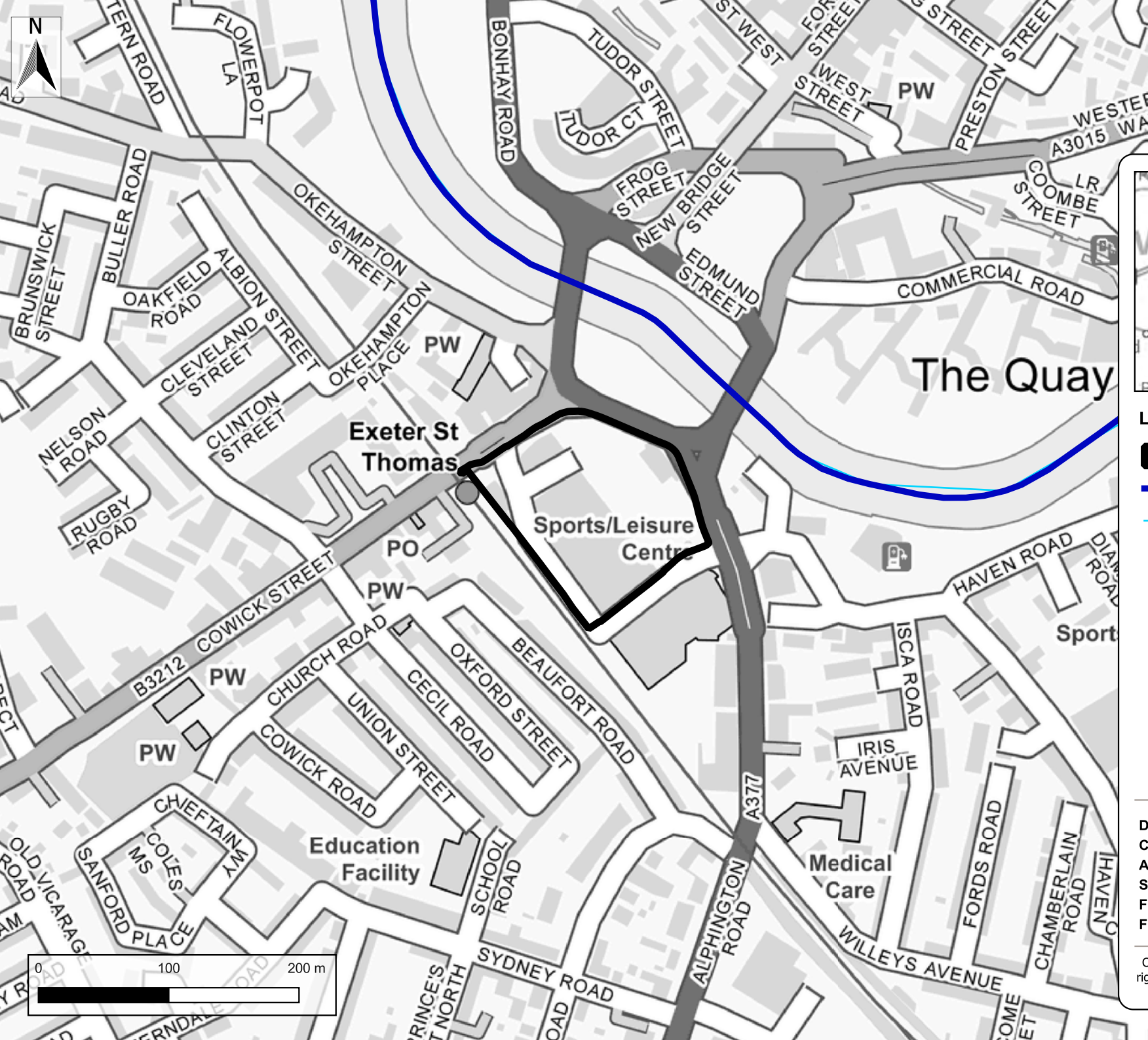
Elevation (mAOD)



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		

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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

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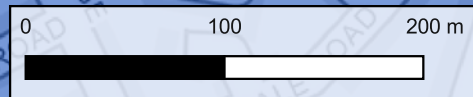


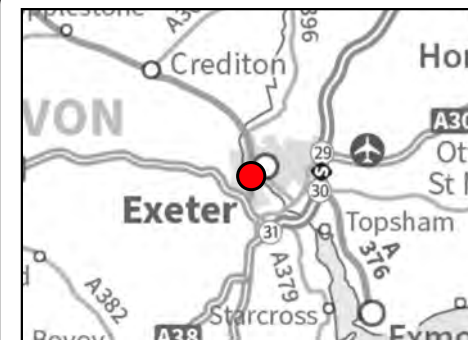
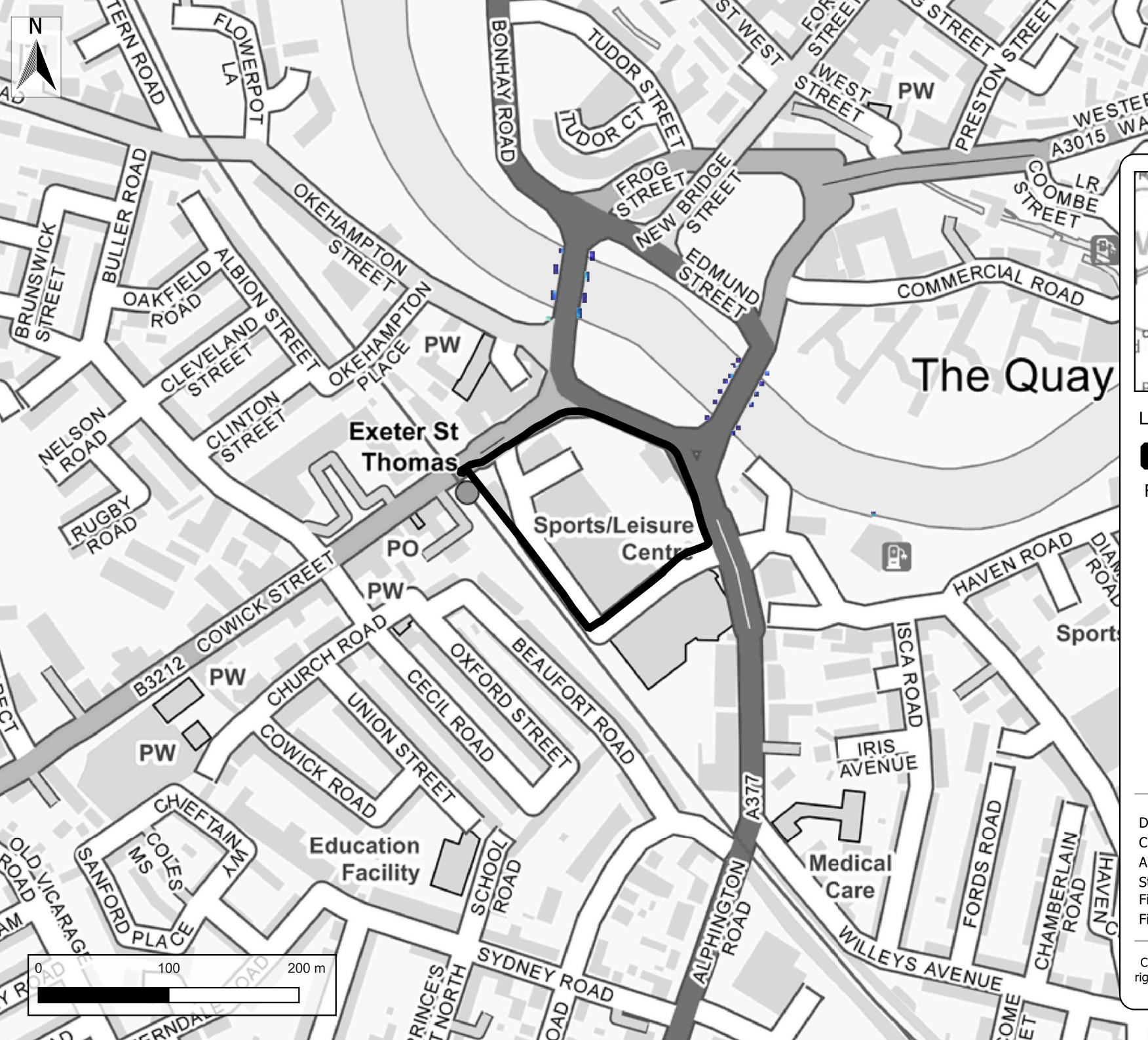
Legend

-  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

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Legend

 Site Location

Fluvial 3.3% AEP event

Depth (m)

 < 0.10

 0.10 - 0.30

 0.30 - 0.60

 0.60 - 0.90

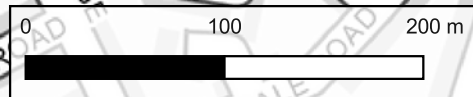
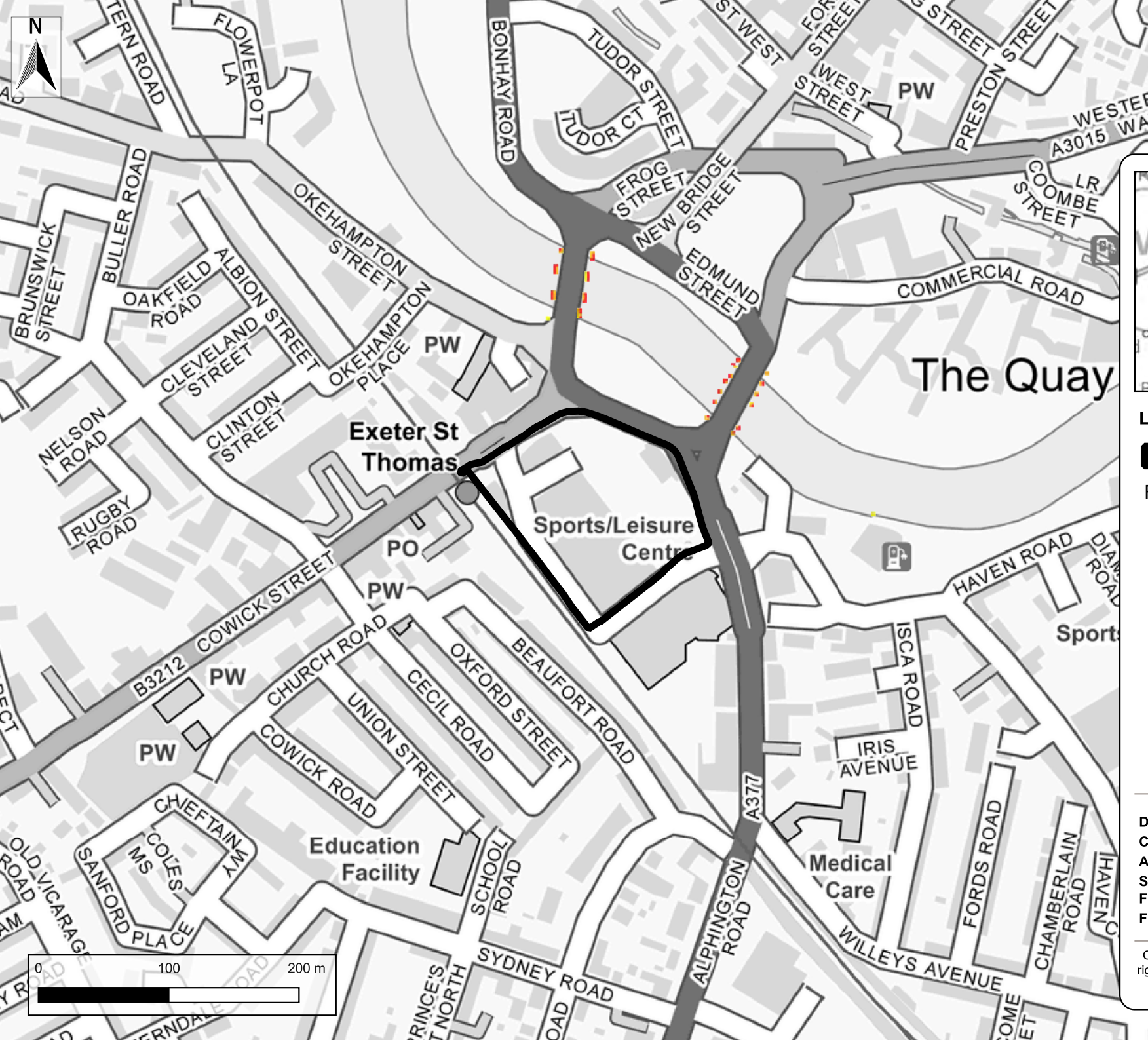
 0.90 - 1.20

 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

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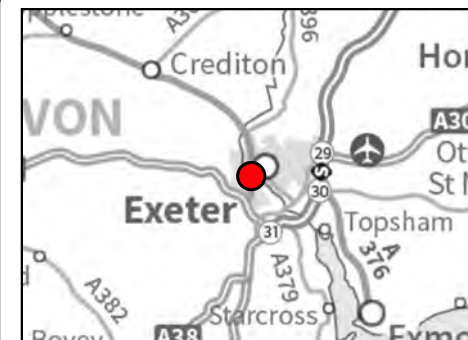
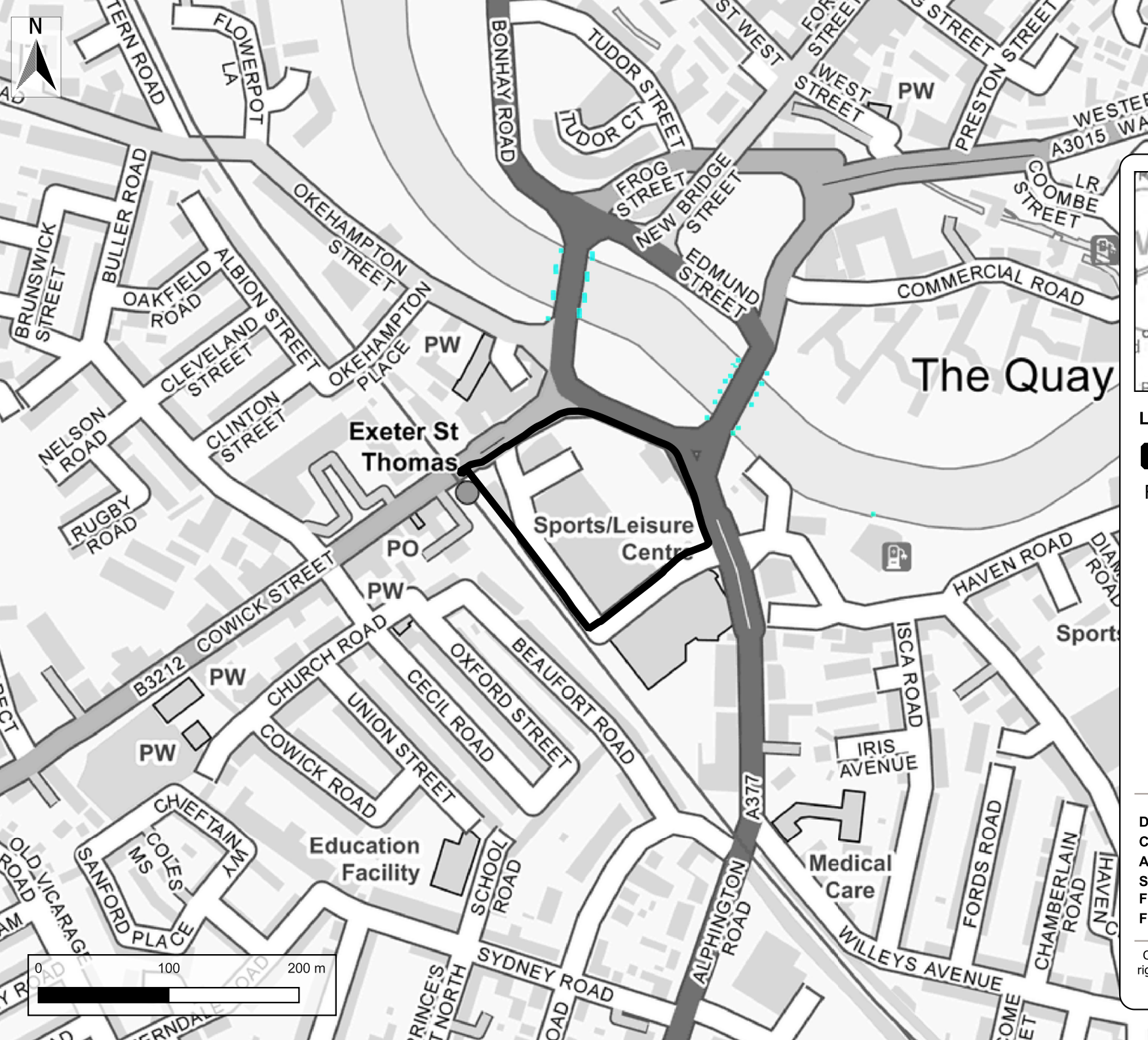


Legend

- 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

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Legend

 Site Location

Fluvial 3.3% AEP

Velocity (m/s)

 0.0 to 0.2

 0.2 to 0.5

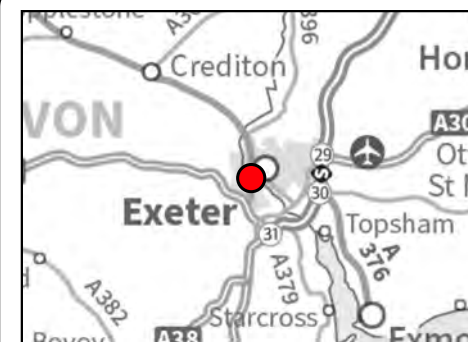
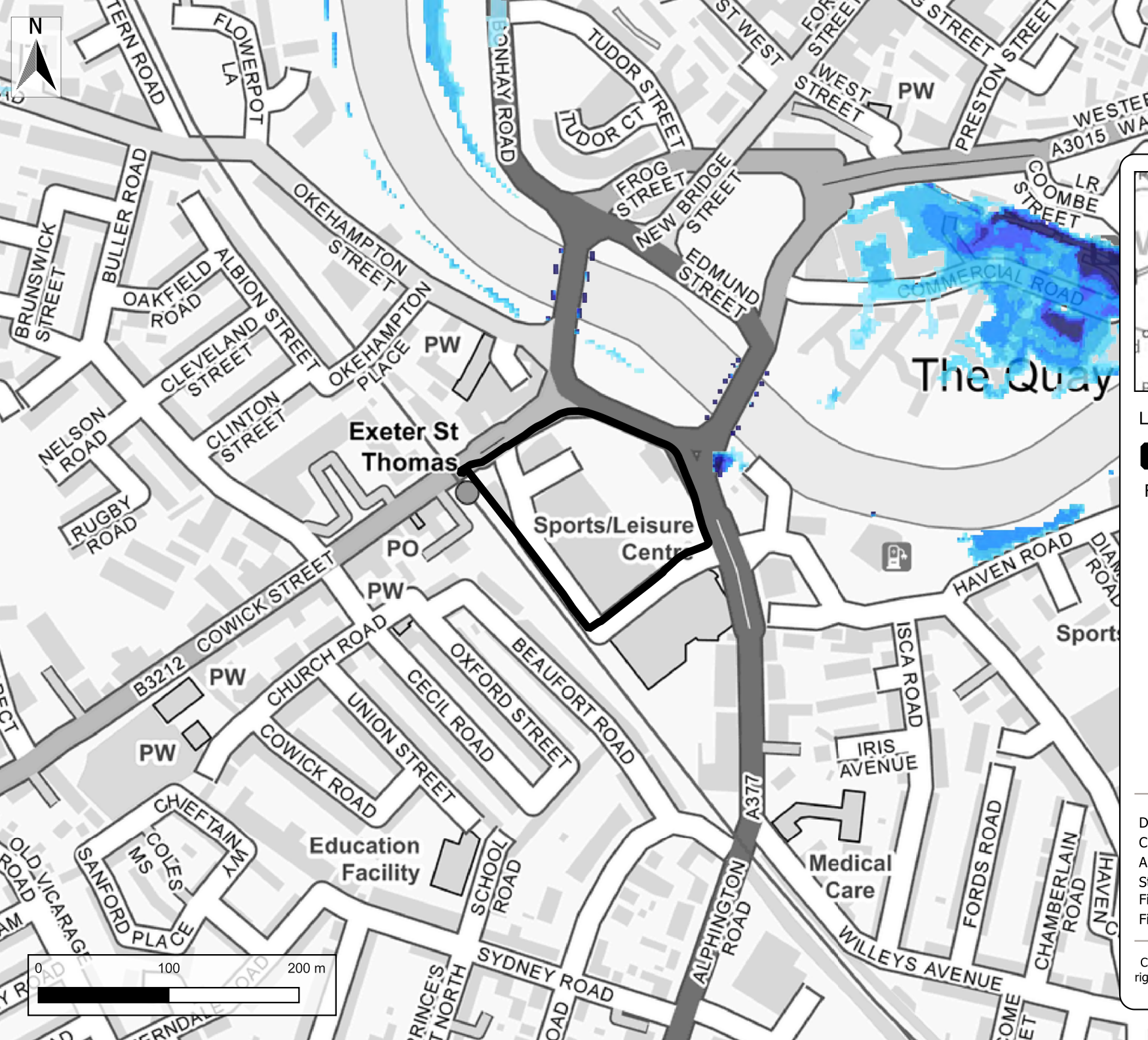
 0.5 to 1.0

 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

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Legend

 Site Location

Fluvial 1% AEP event

Depth (m)

 < 0.10

 0.10 - 0.30

 0.30 - 0.60

 0.60 - 0.90

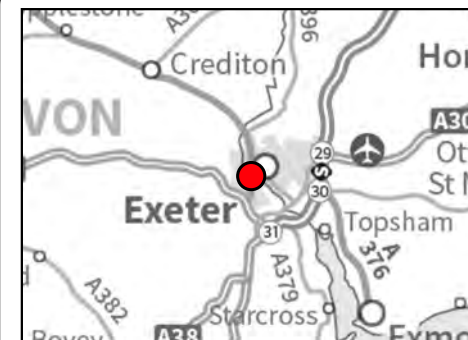
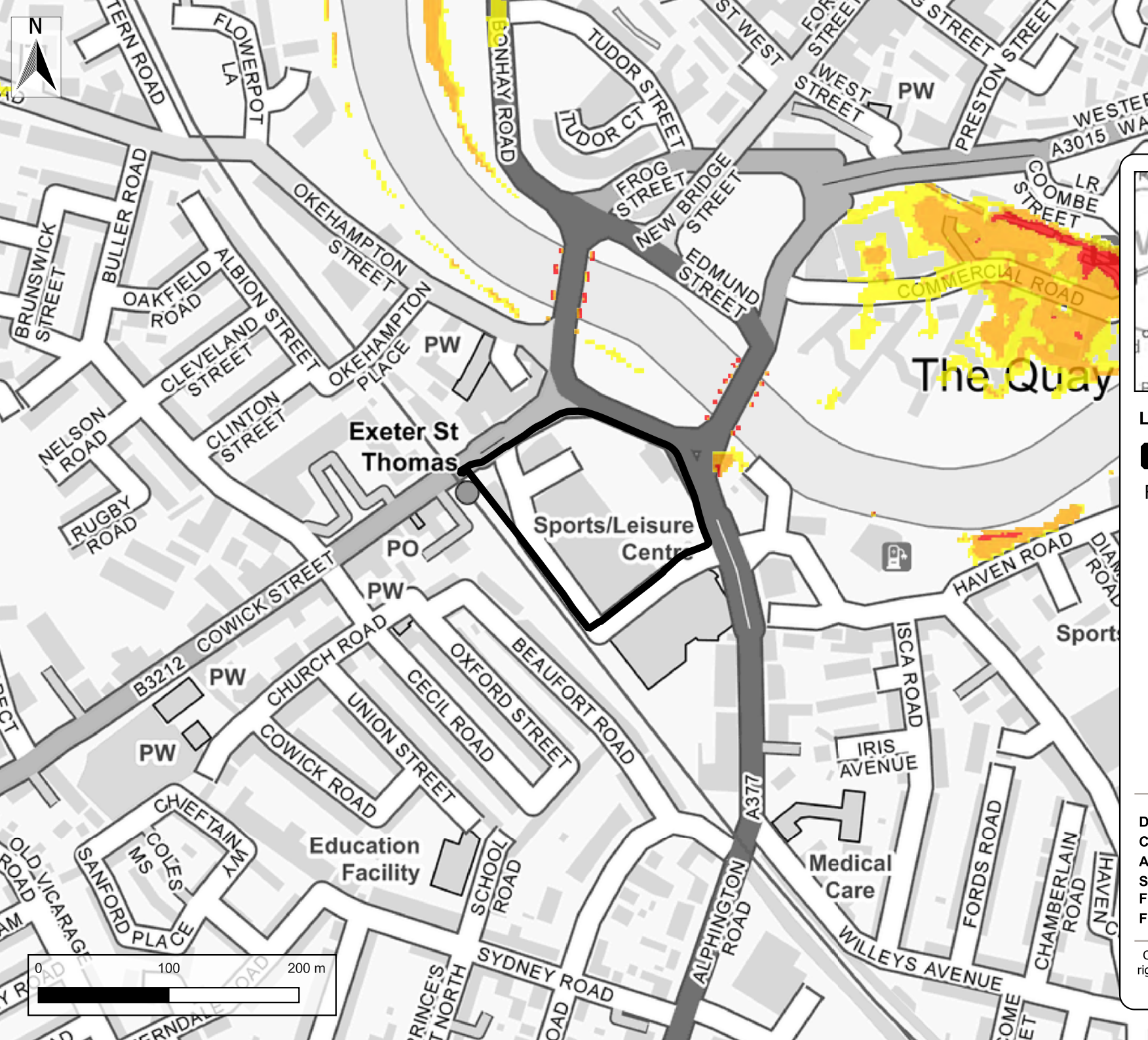
 0.90 - 1.20

 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

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Legend

 Site Location

Fluvial 1% AEP

Hazard Rating

 No hazard

 Very low hazard - Caution

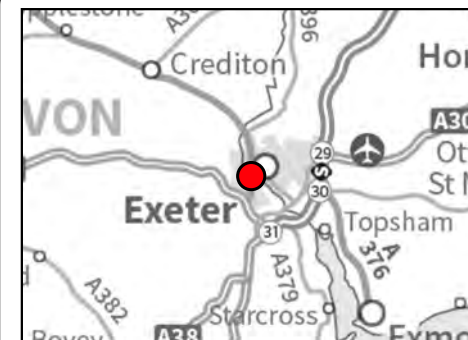
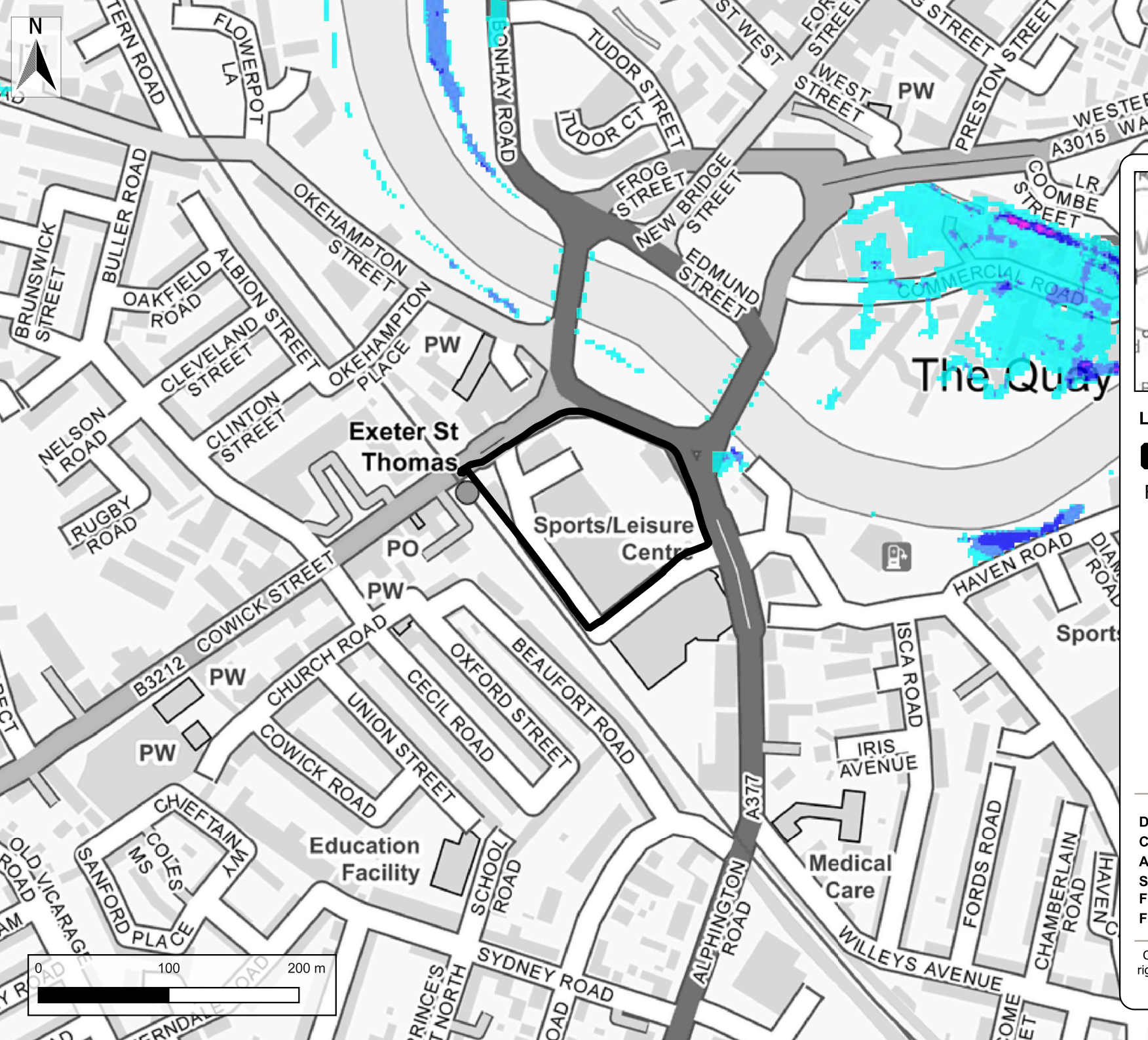
 Danger for some

 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

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Legend

 Site Location

Fluvial 1% AEP

Velocity (m/s)

 0.0 to 0.2

 0.2 to 0.5

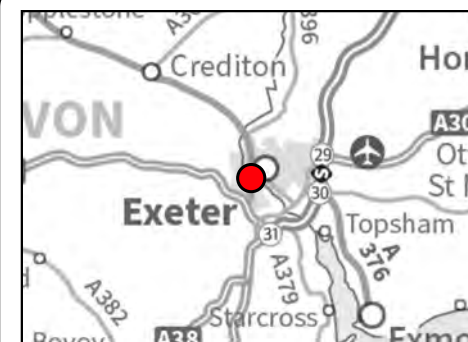
 0.5 to 1.0

 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

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Legend

 Site Location

Fluvial 0.1% AEP event

Depth (m)

 < 0.10

 0.10 - 0.30

 0.30 - 0.60

 0.60 - 0.90

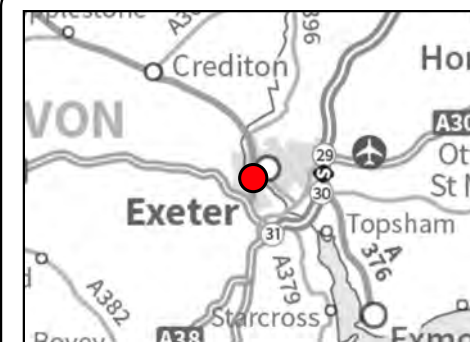
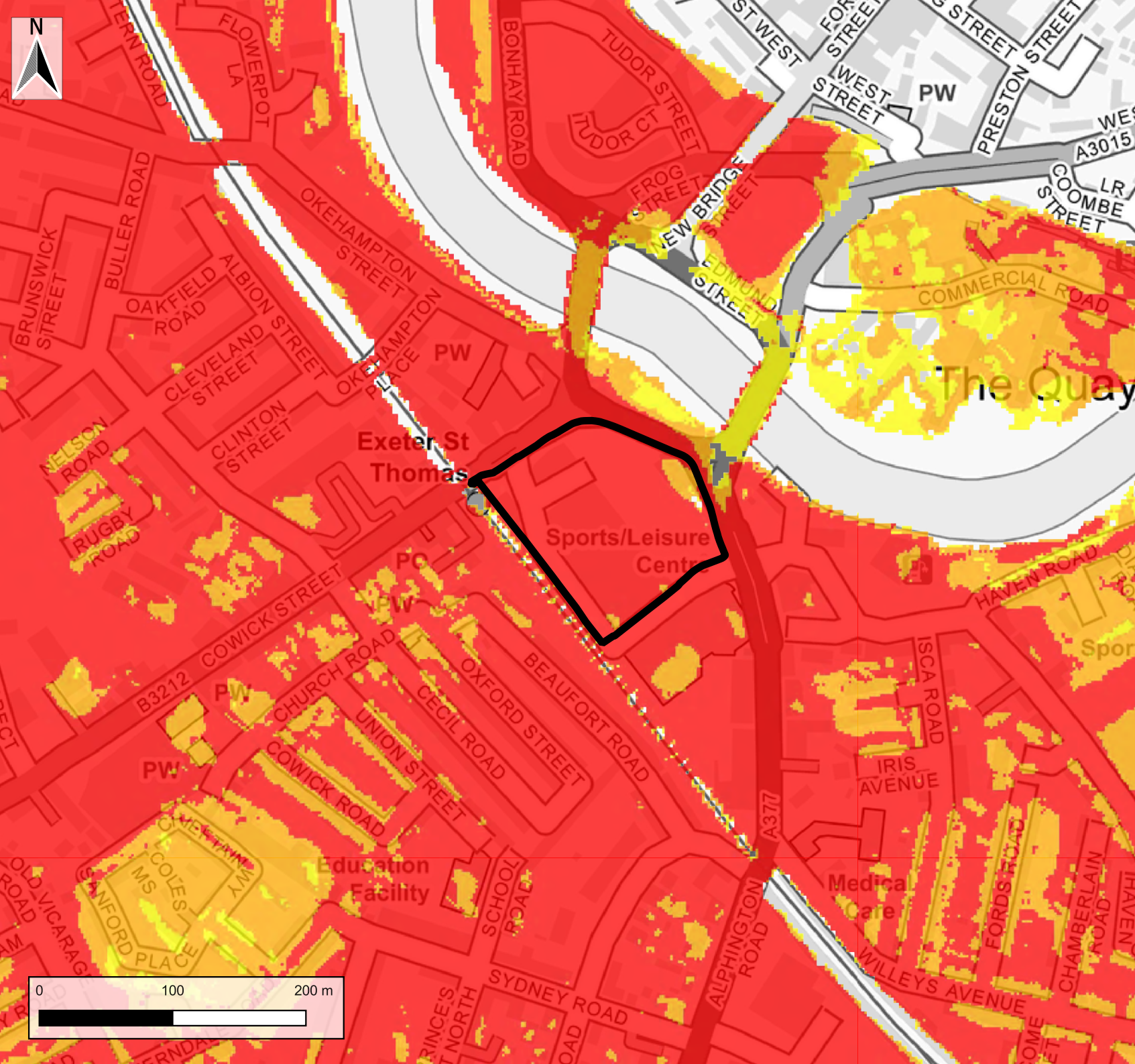
 0.90 - 1.20

 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		

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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

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Legend

 Site Location

Fluvial 0.1% AEP

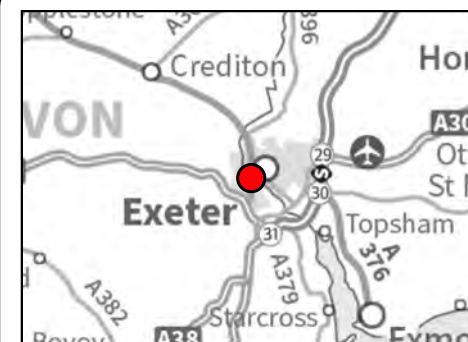
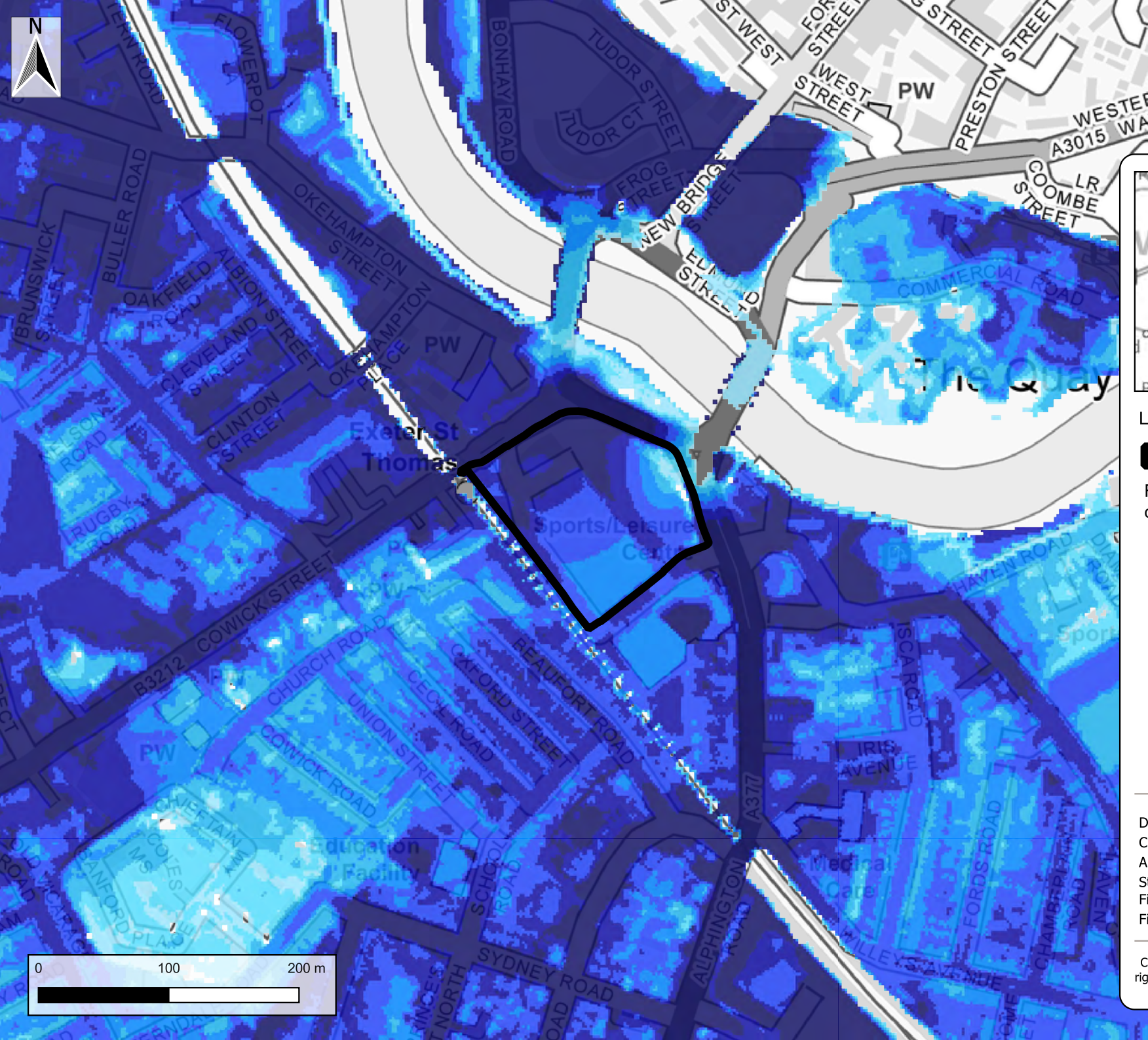
Velocity (m/s)

-  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

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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

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Exeter
City Council



Legend

 Site Location

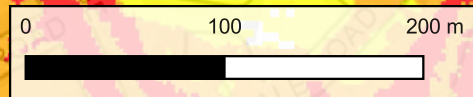
Fluvial 1% AEP plus 46% CC

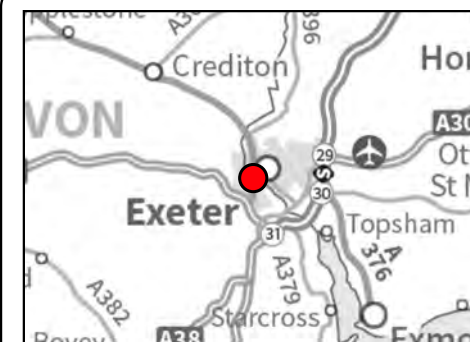
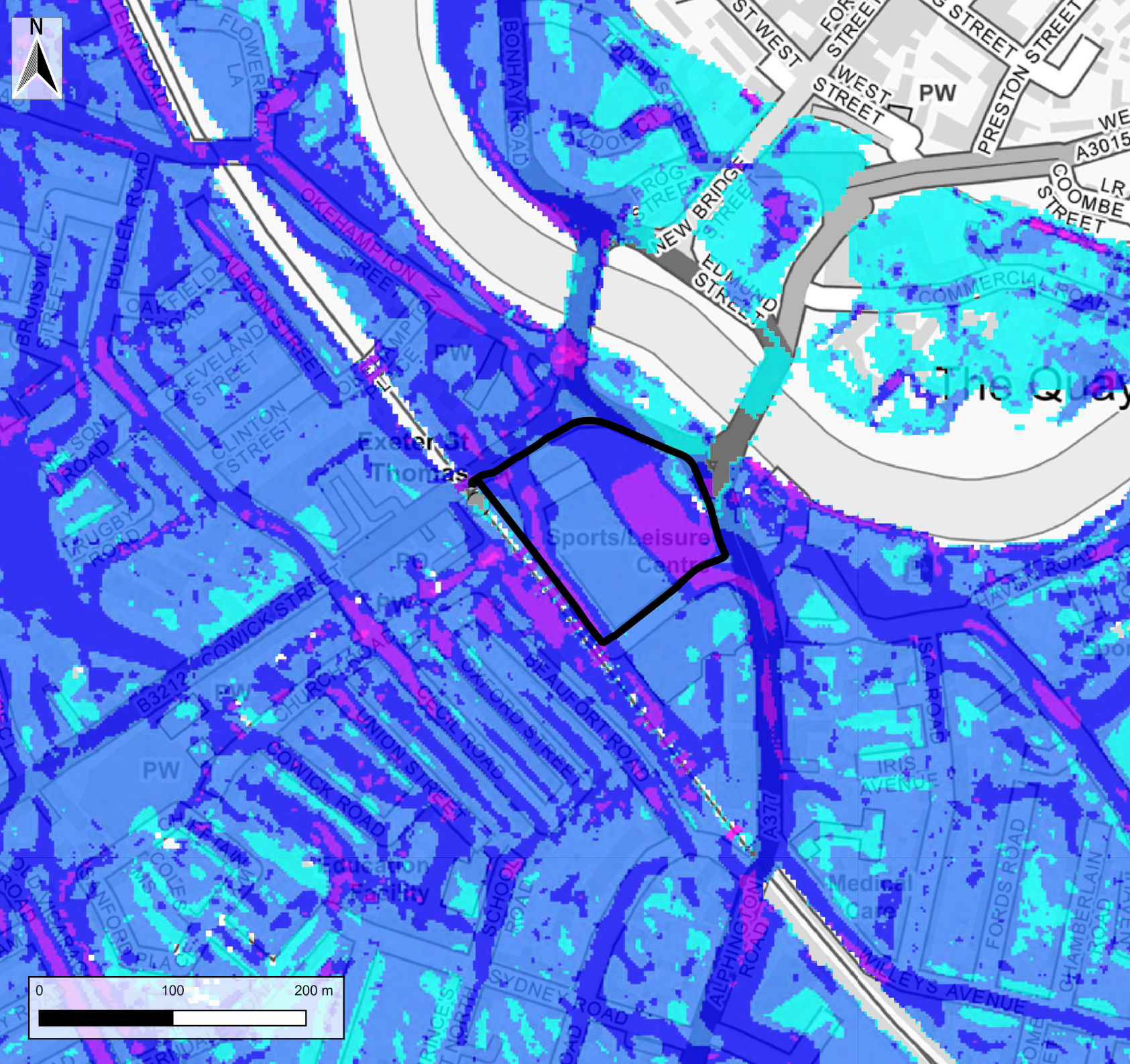
Hazard Rating

-  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

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Legend

 Site Location

Fluvial 1% AEP plus 46% CC

Velocity (m/s)

 0.0 to 0.2

 0.2 to 0.5

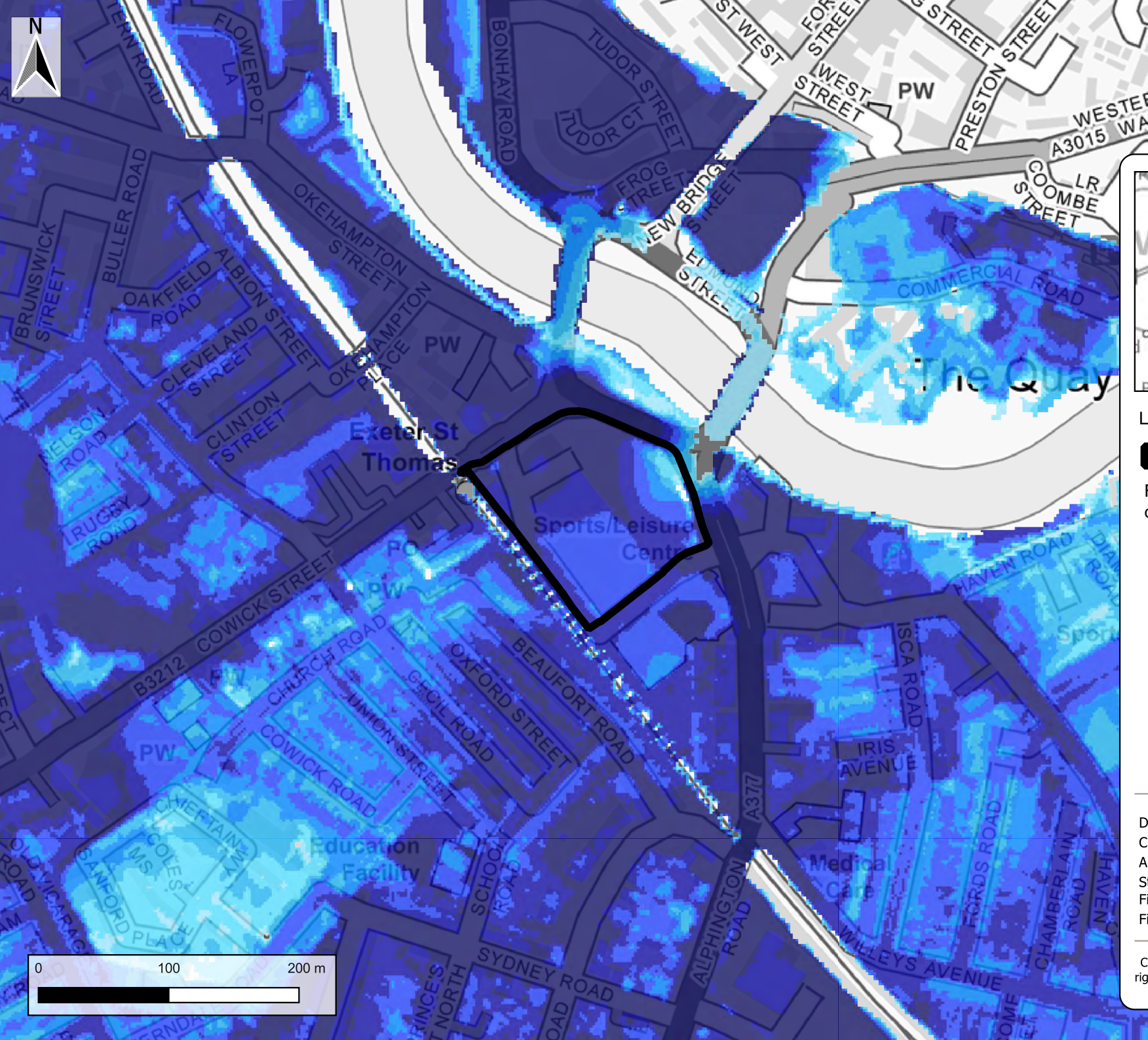
 0.5 to 1.0

 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

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Legend

 Site Location

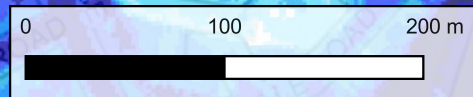
Fluvial 1% AEP plus 61% climate change

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

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Exeter
City Council



Legend

 Site Location

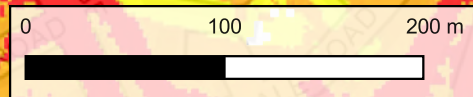
Fluvial 1% AEP plus 61% CC

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

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Exeter
City Council



Legend

 Site Location

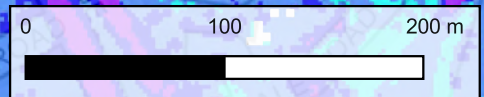
Fluvial 1% AEP plus 61% CC

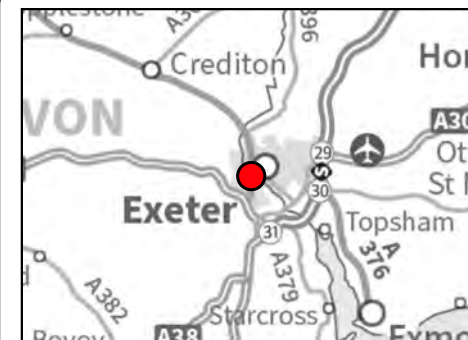
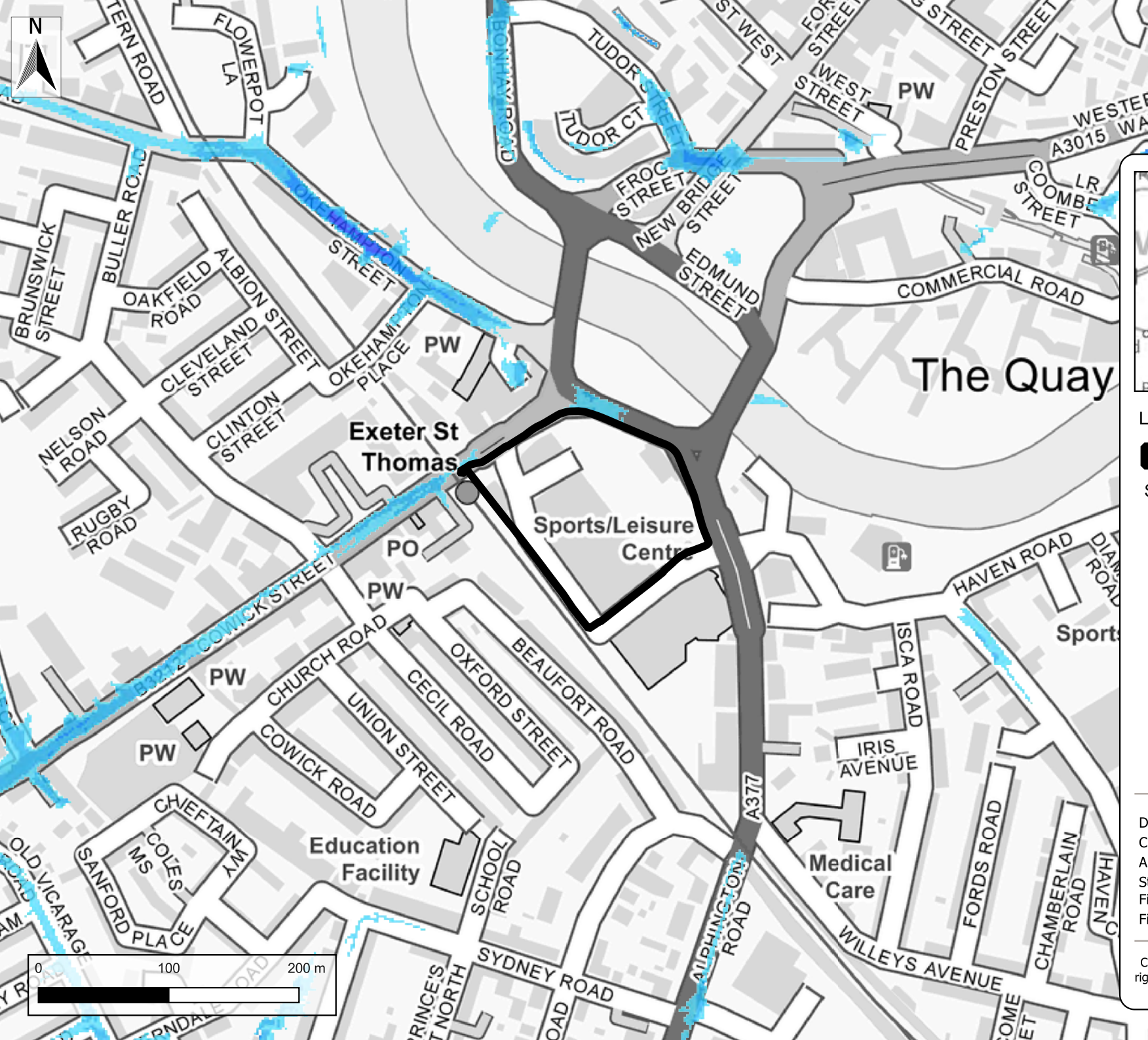
Velocity (m/s)

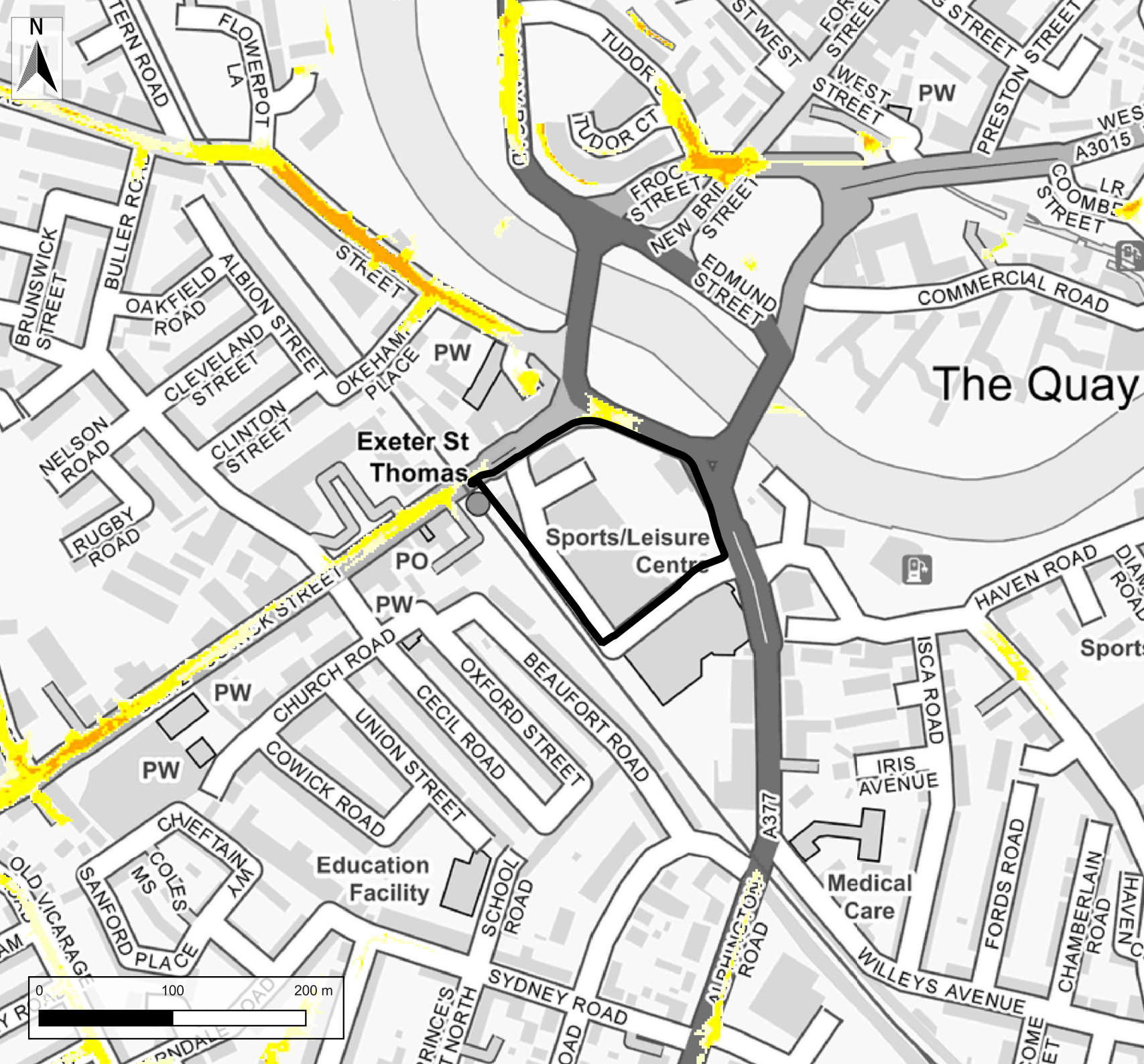
-  0.0 to 0.2
-  0.2 to 0.5
-  0.5 to 1.0
-  1.0 to 2.0
-  > 2.0

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

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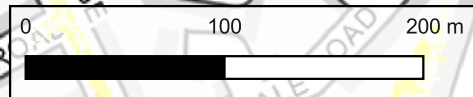


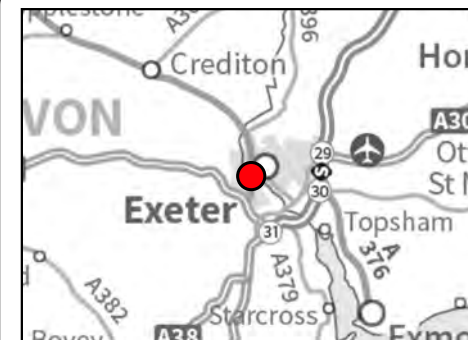
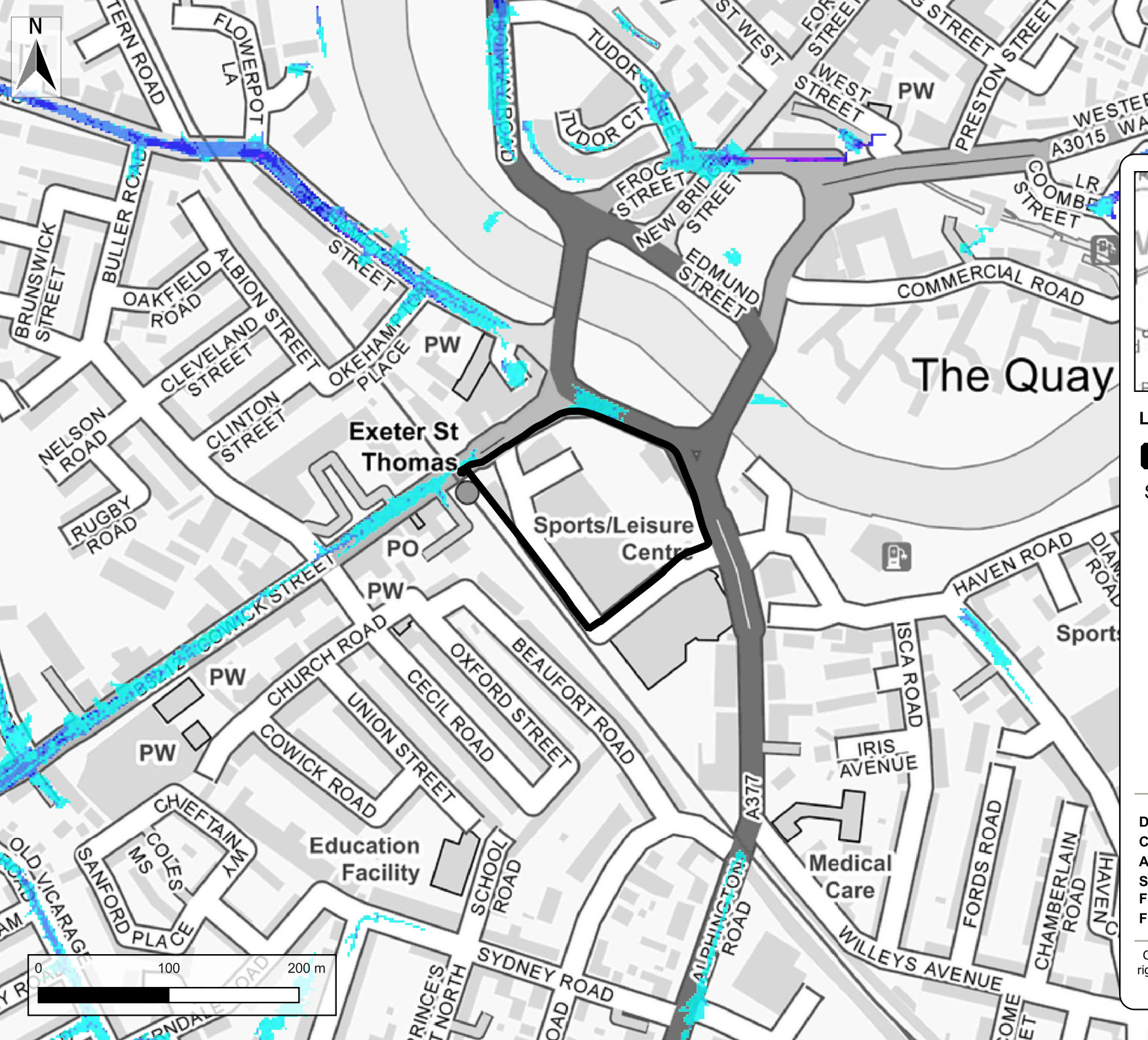
Legend

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

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

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Legend

 Site Location

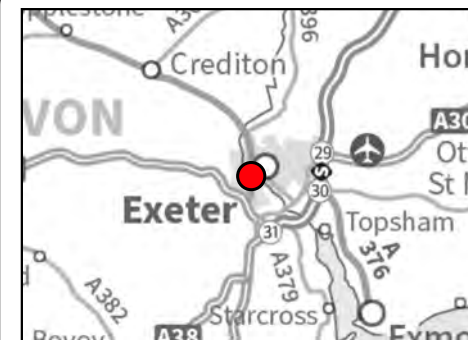
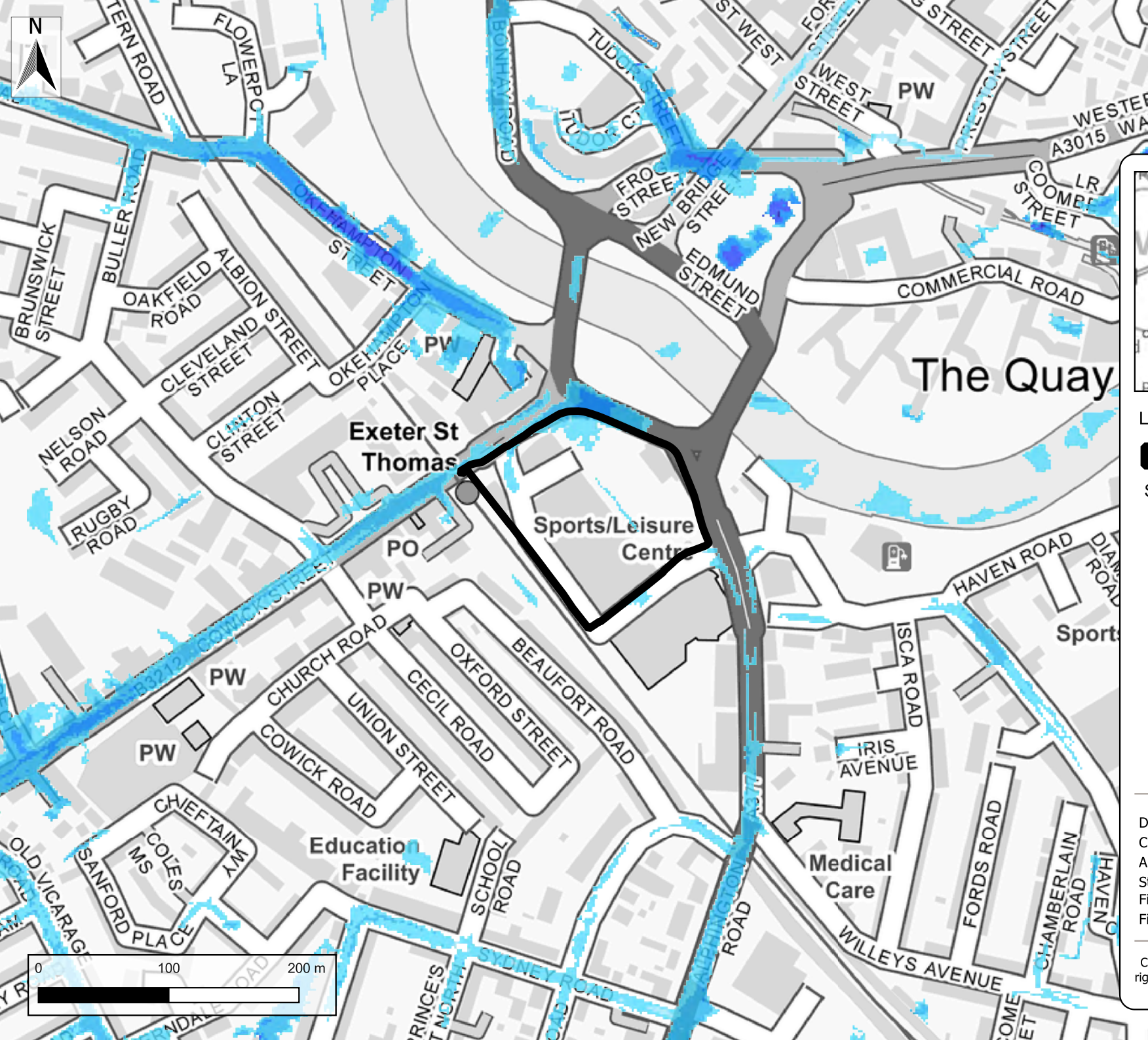
Surface Water 3.3% AEP

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

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

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Legend

 Site Location

Surface Water 1% AEP event

Depth (m)

 < 0.10

 0.10 - 0.30

 0.30 - 0.60

 0.60 - 0.90

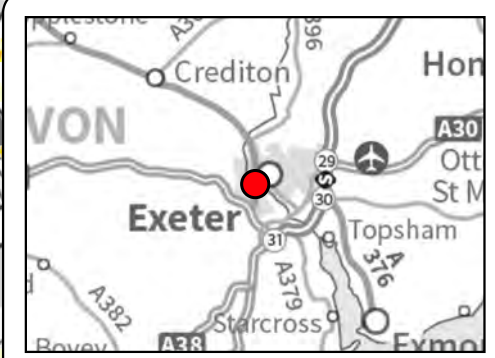
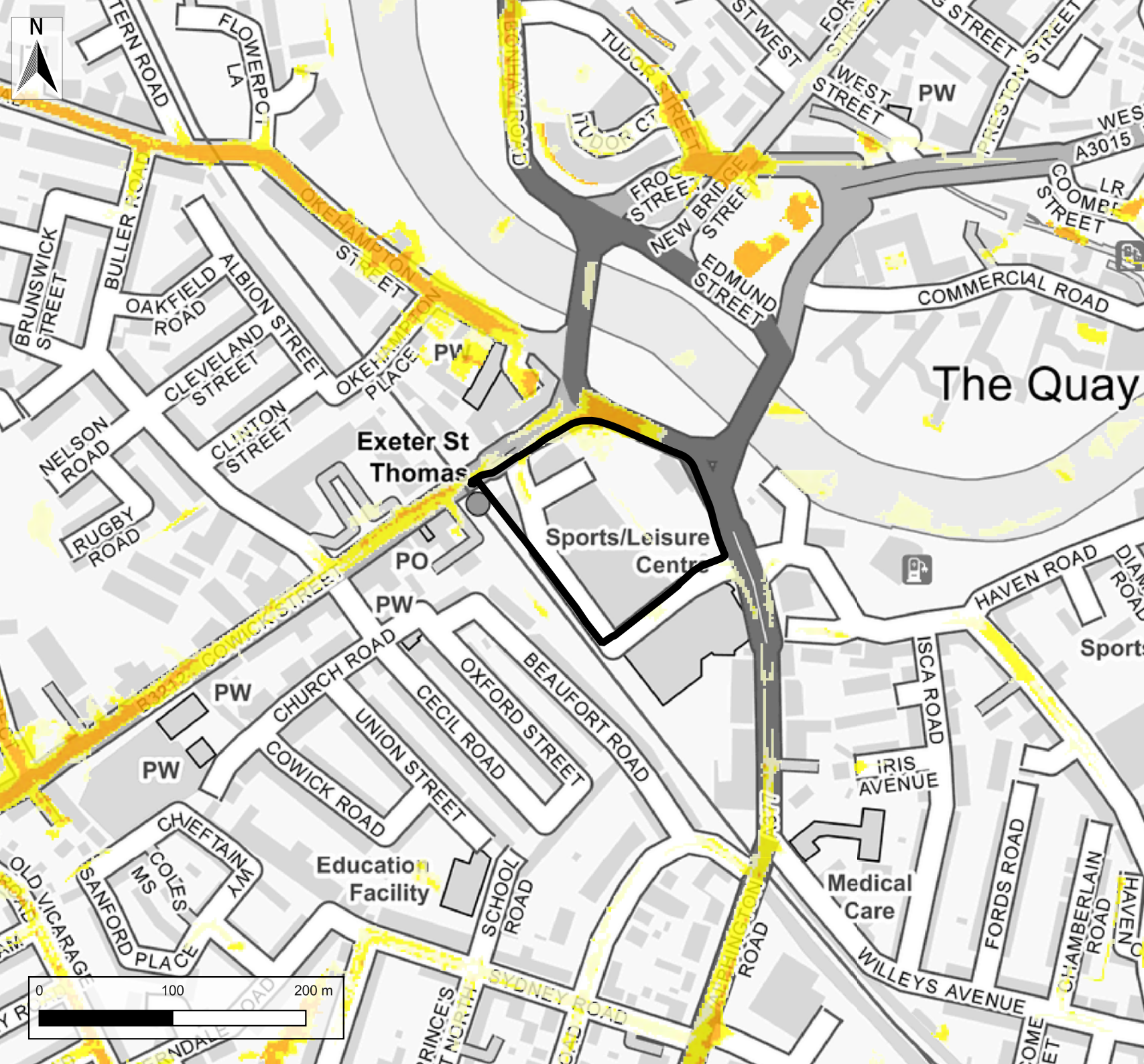
 0.90 - 1.20

 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

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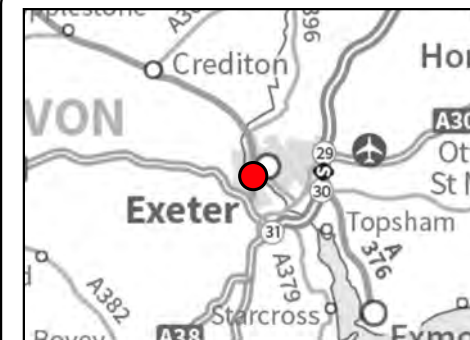
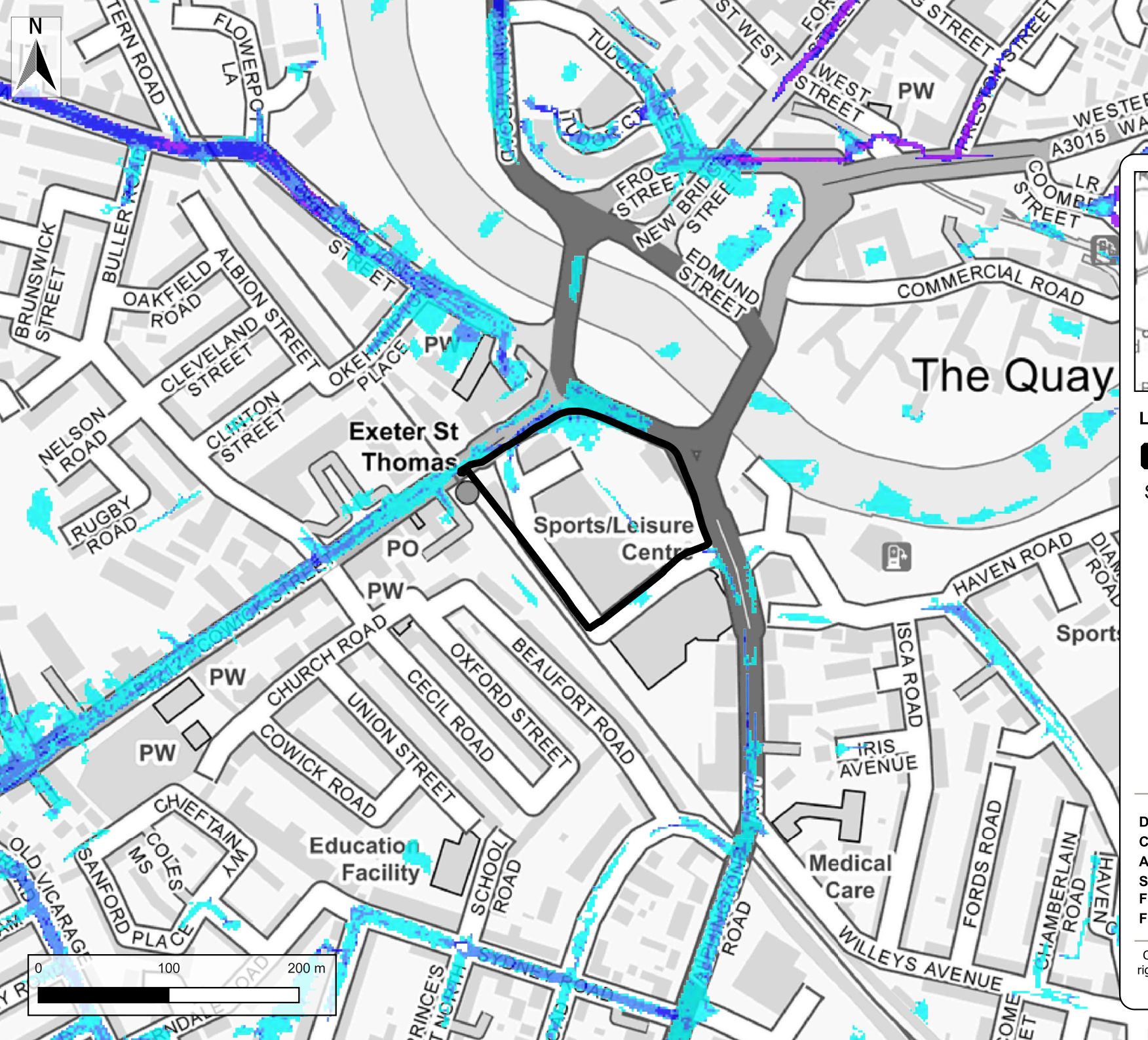


Legend

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

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

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Legend

 Site Location

Surface Water 1% AEP

Velocity (m/s)

 0.0 to 0.2

 0.2 to 0.5

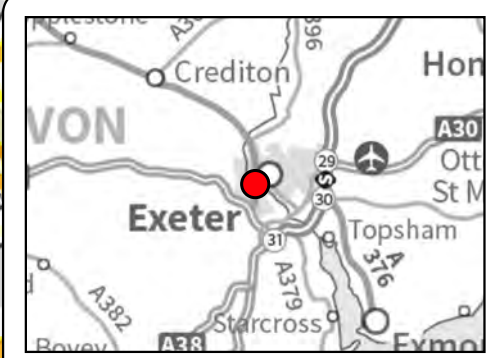
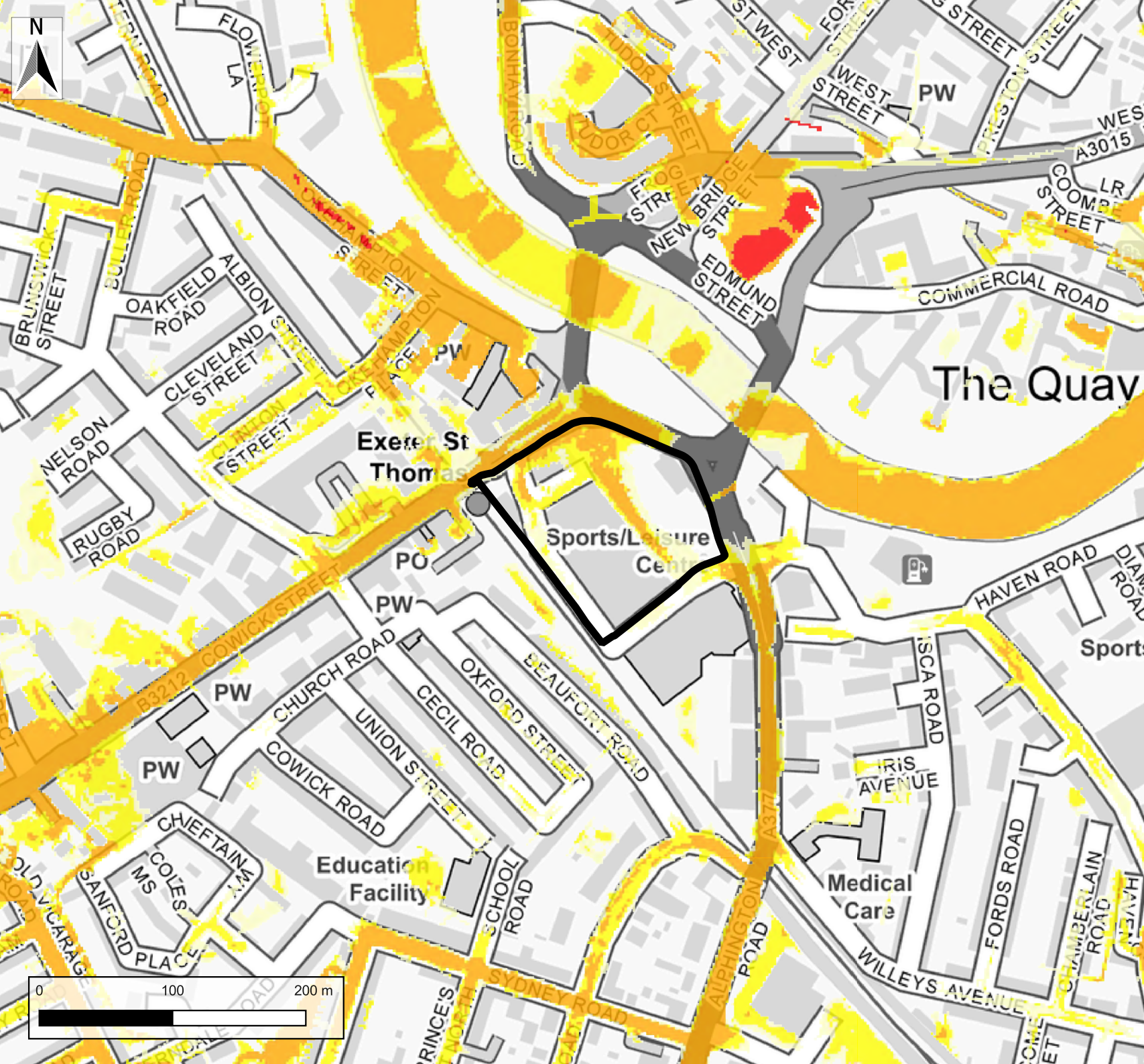
 0.5 to 1.0

 1.0 to 2.0

 > 2.0

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

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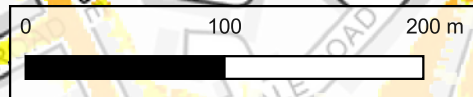


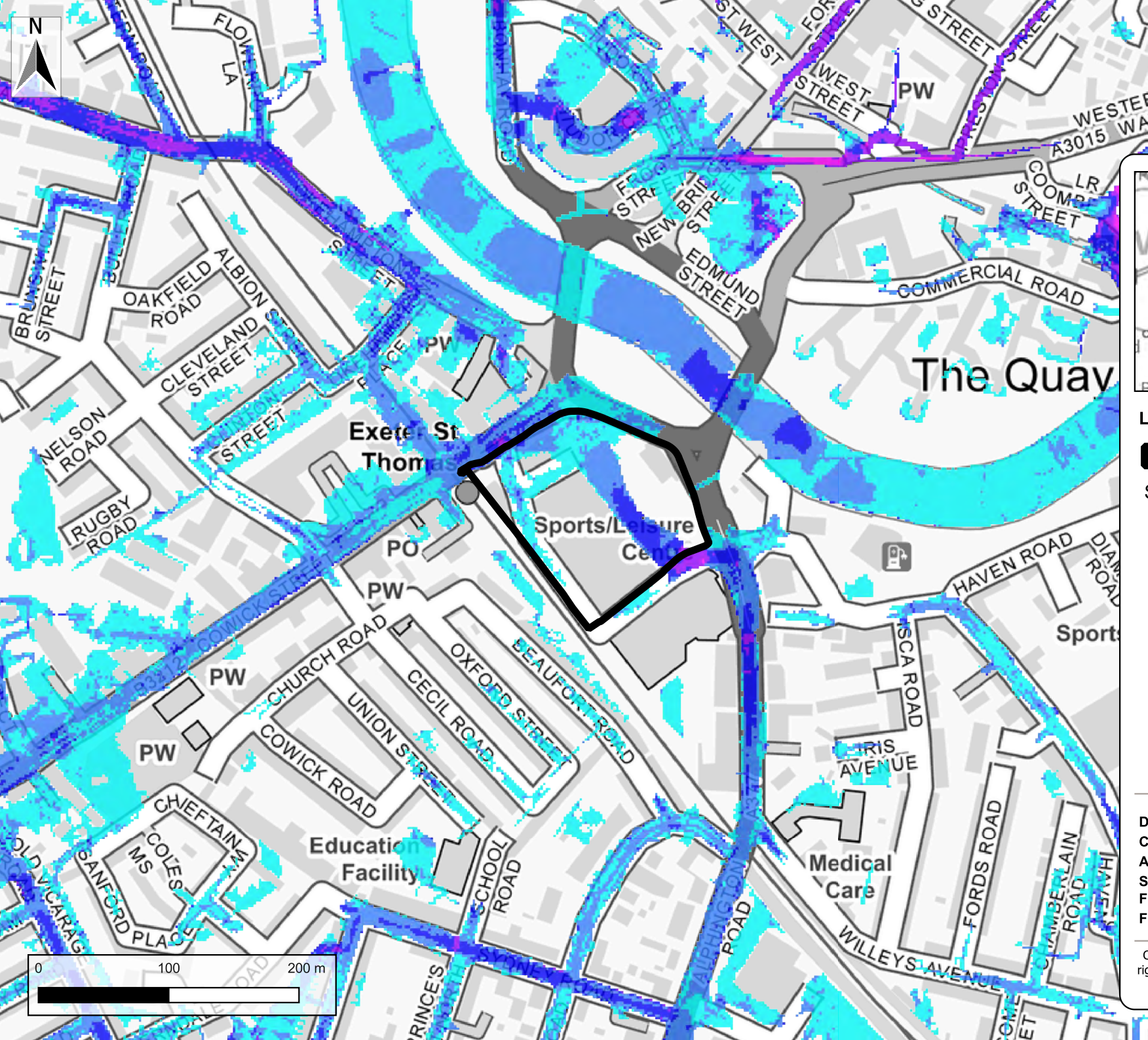
Legend

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

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

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Legend

 Site Location

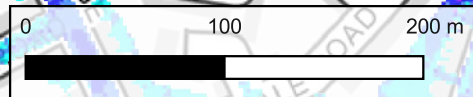
Surface Water 0.1% AEP

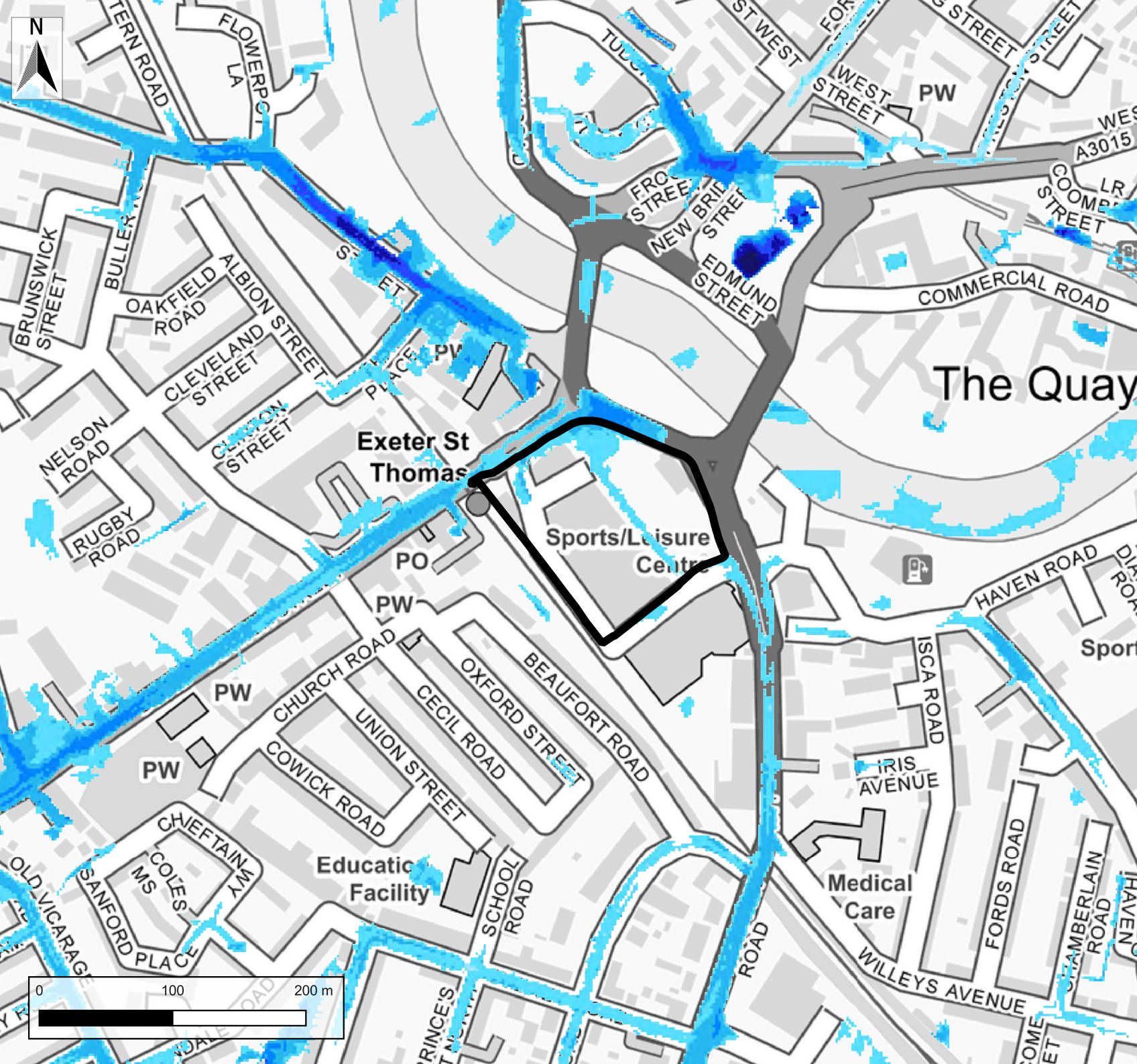
Velocity (m/s)

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

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

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Legend

 Site Location

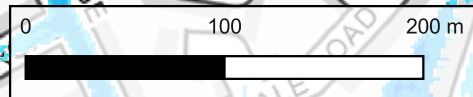
Surface Water 3.3% AEP plus 65% climate change

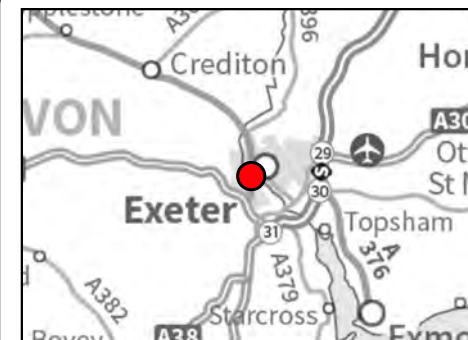
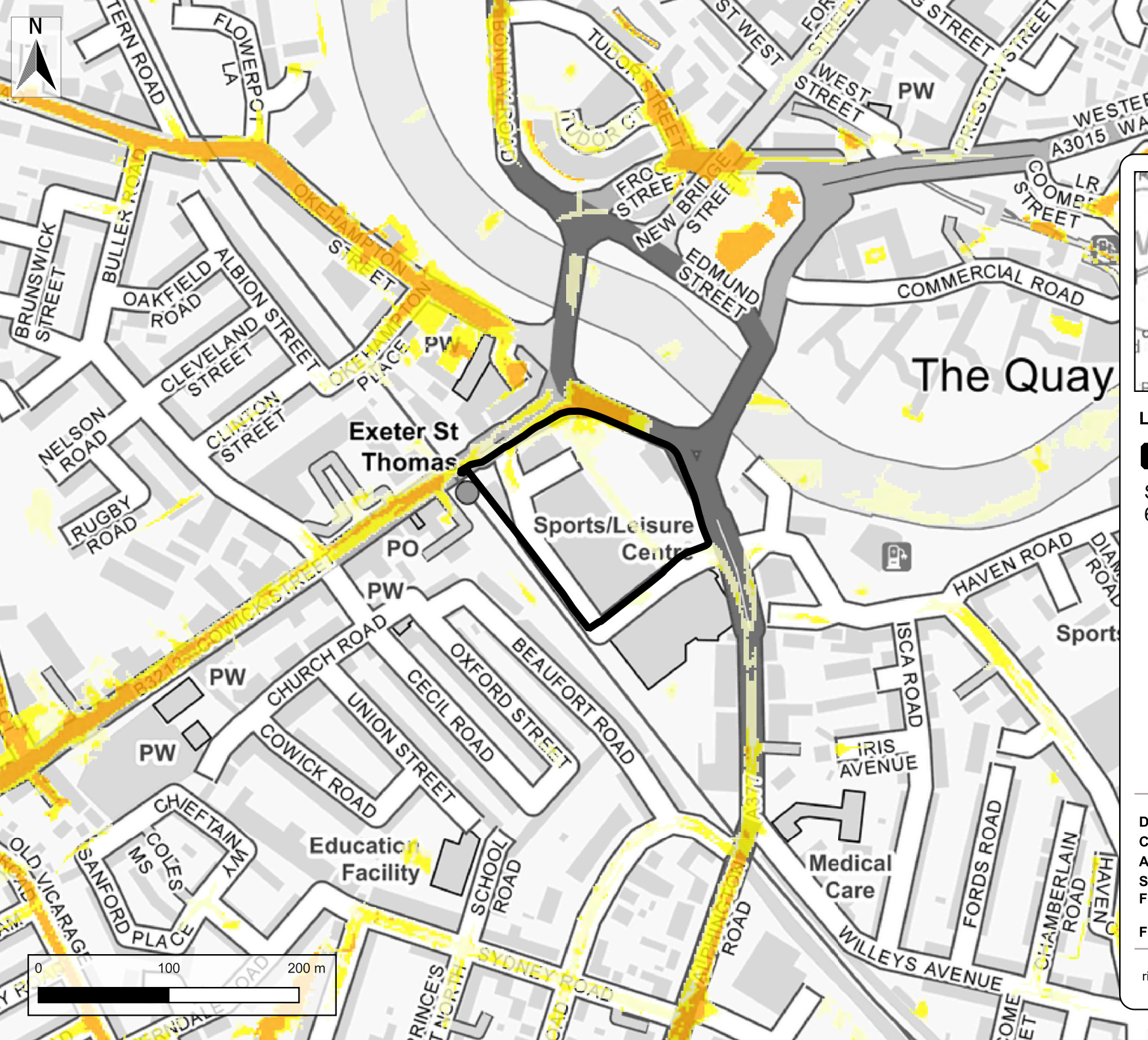
Depth (m)

-  < 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

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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: BG Date: 08/08/2024

Checked By: EH Date: 08/08/2024

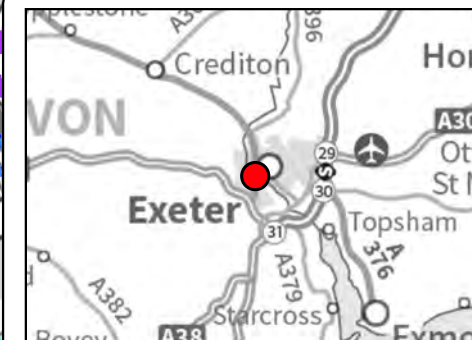
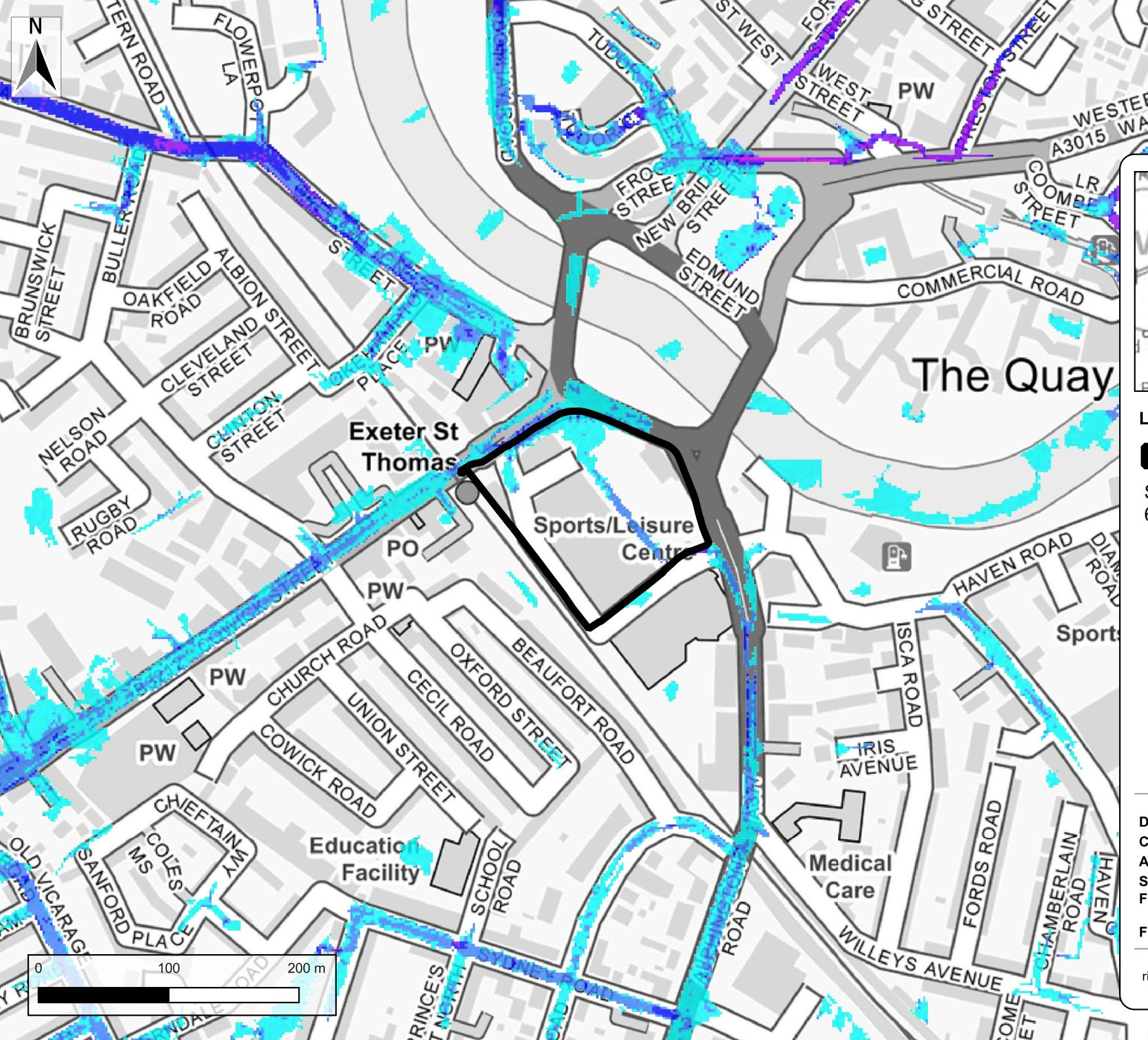
Approved By: EH Date: 08/08/2024

Status: S3 Revision: P01

Figure Title: RoFSW 3.3% AEP + 65% CC
Hazard

File Name: Exeter SFRA L2

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Legend

Site Location

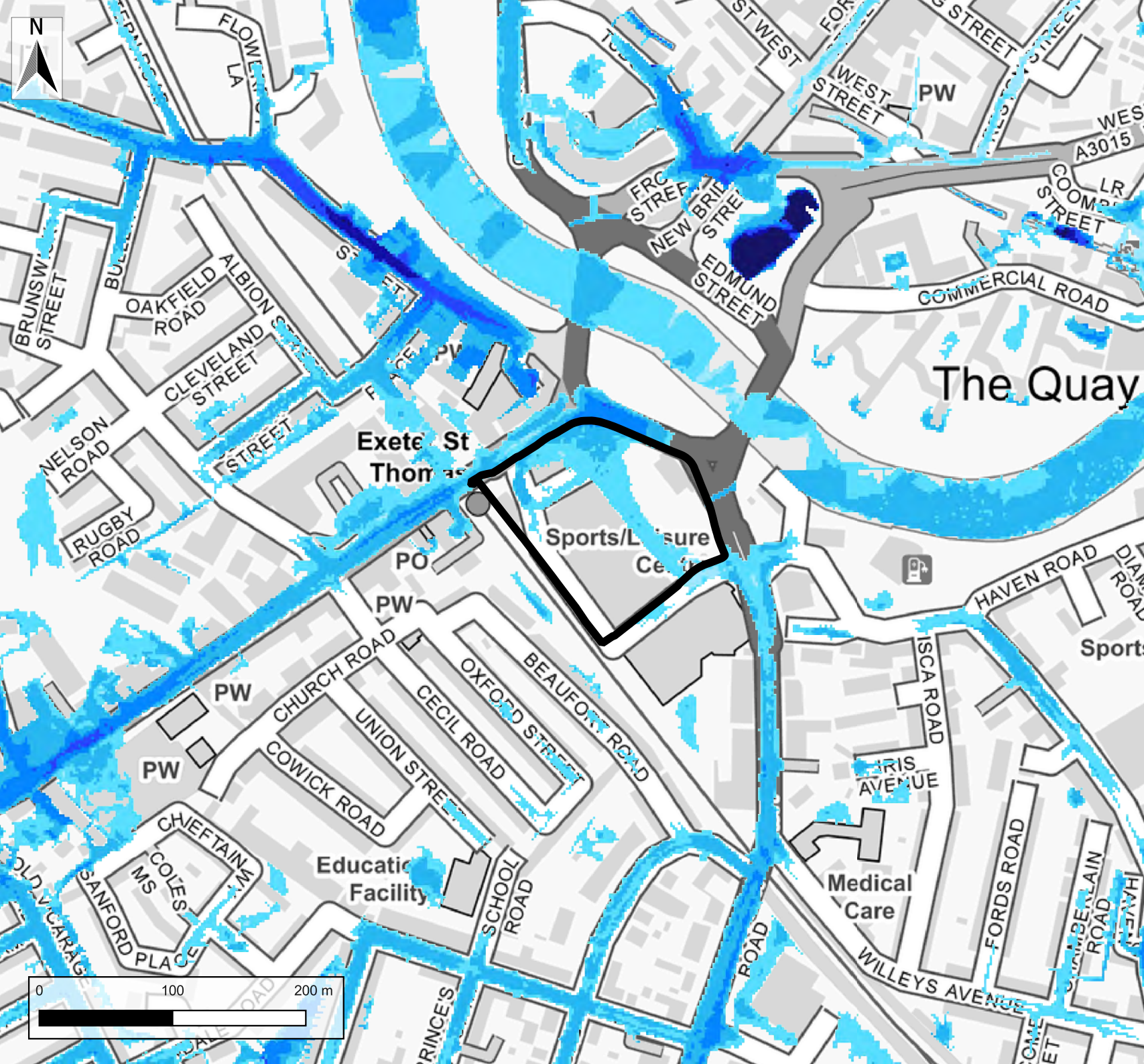
Surface Water 3.3% AEP plus
65% climate change

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

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Legend

 Site Location

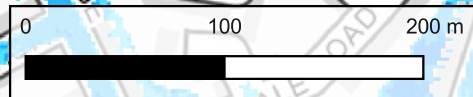
Surface Water 1% AEP plus 65% climate change

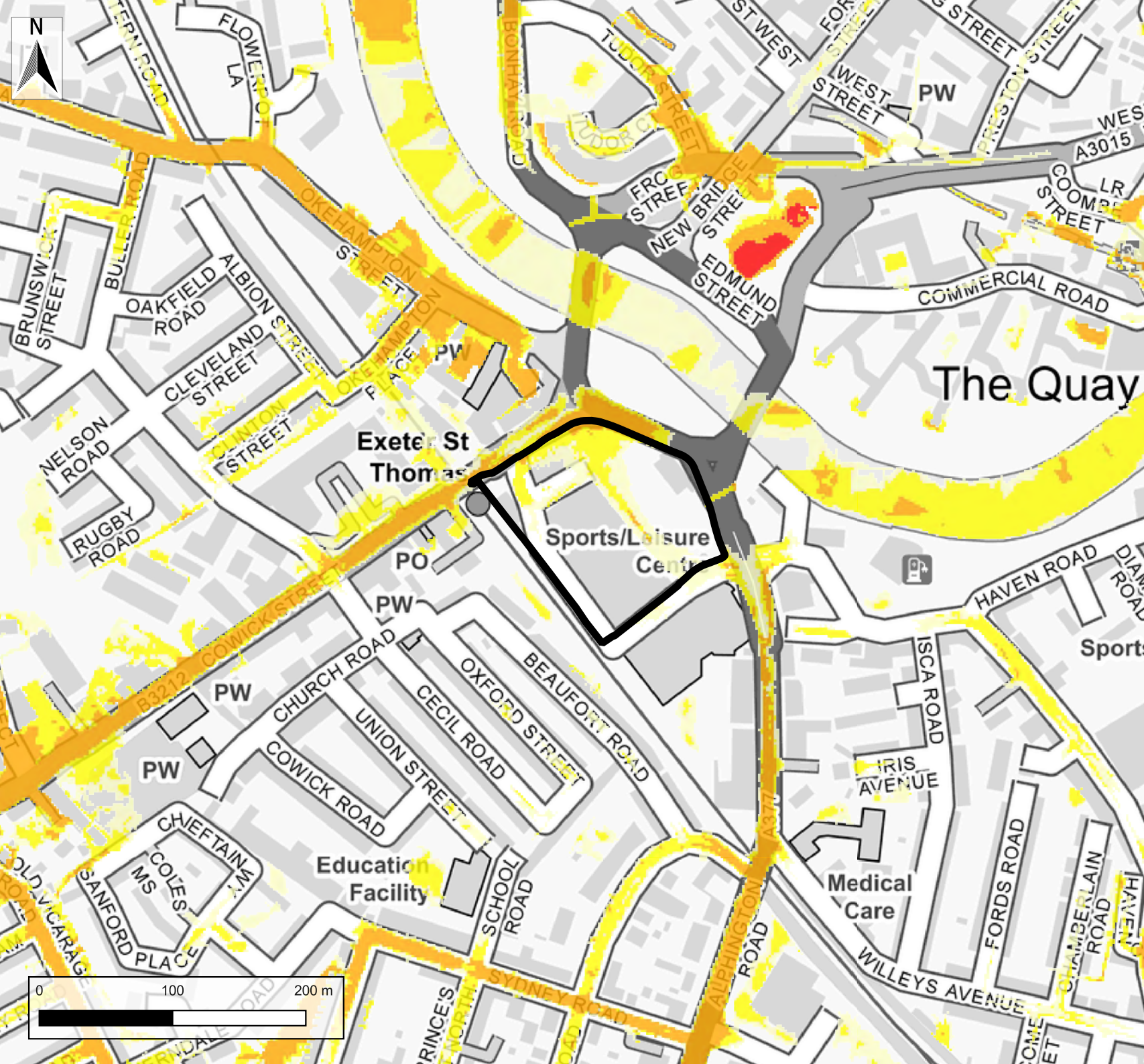
Depth (m)

-  < 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

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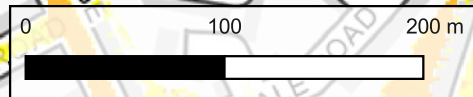


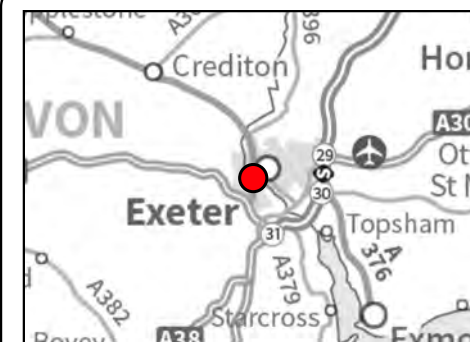
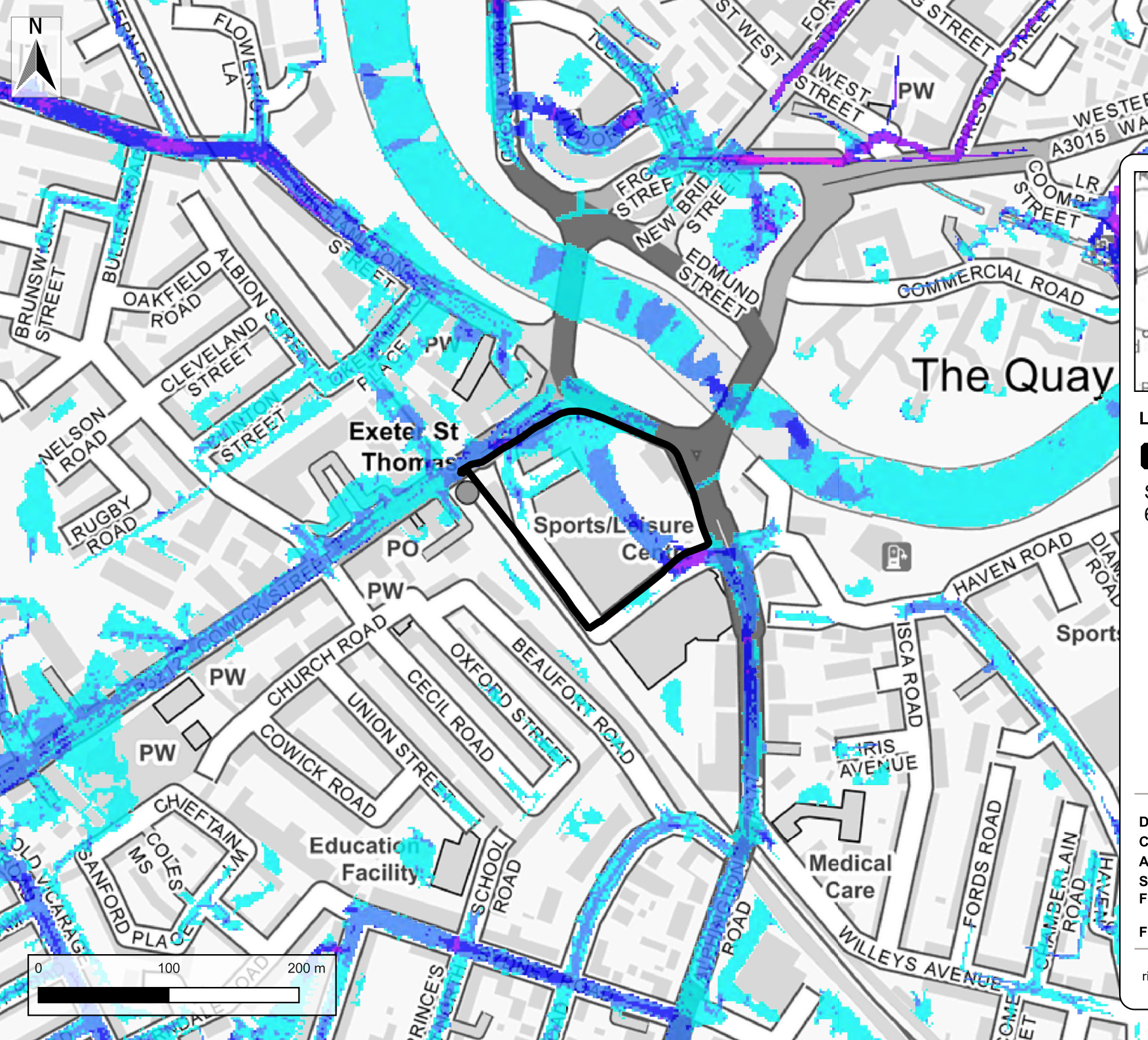
Legend

- 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: 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

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Legend

Site Location

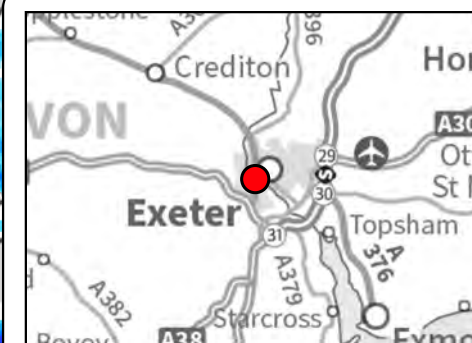
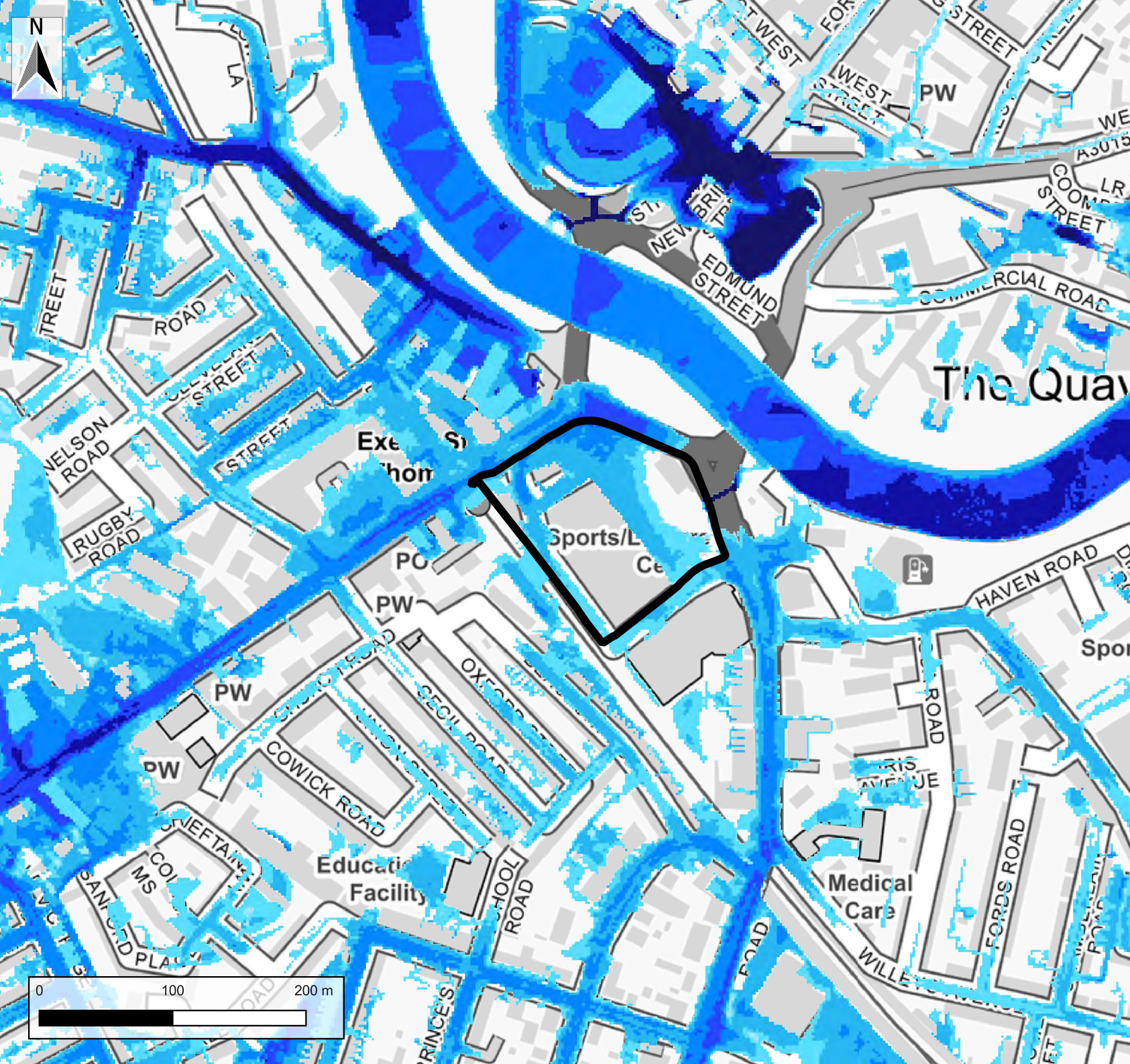
Surface Water 1% AEP plus
65% climate change

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

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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

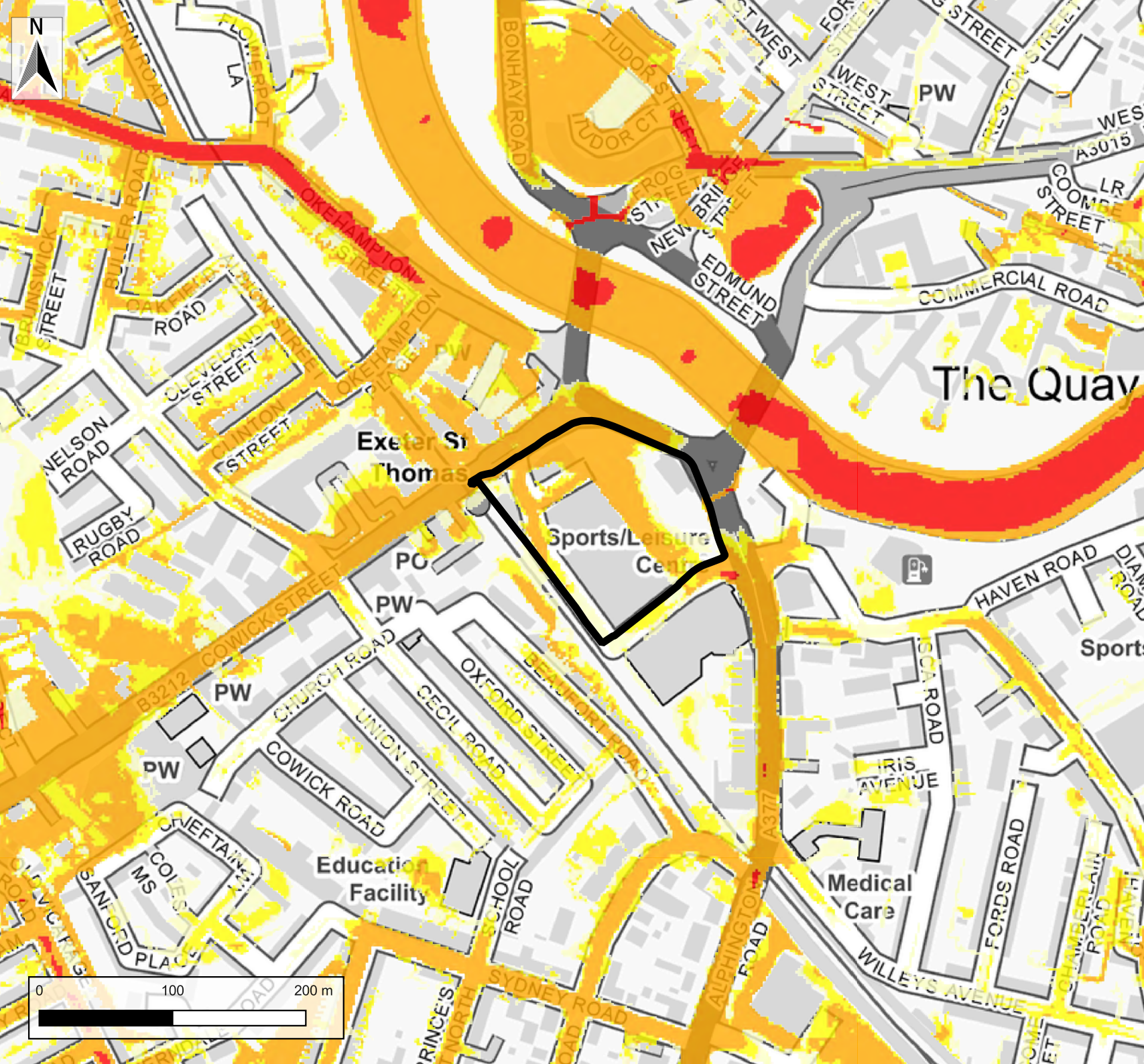
 1.20 - 1.50

 > 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

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0 100 200 m

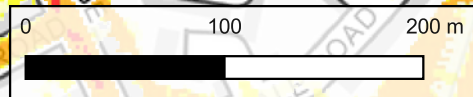


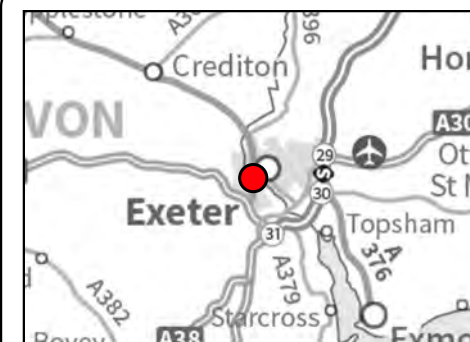
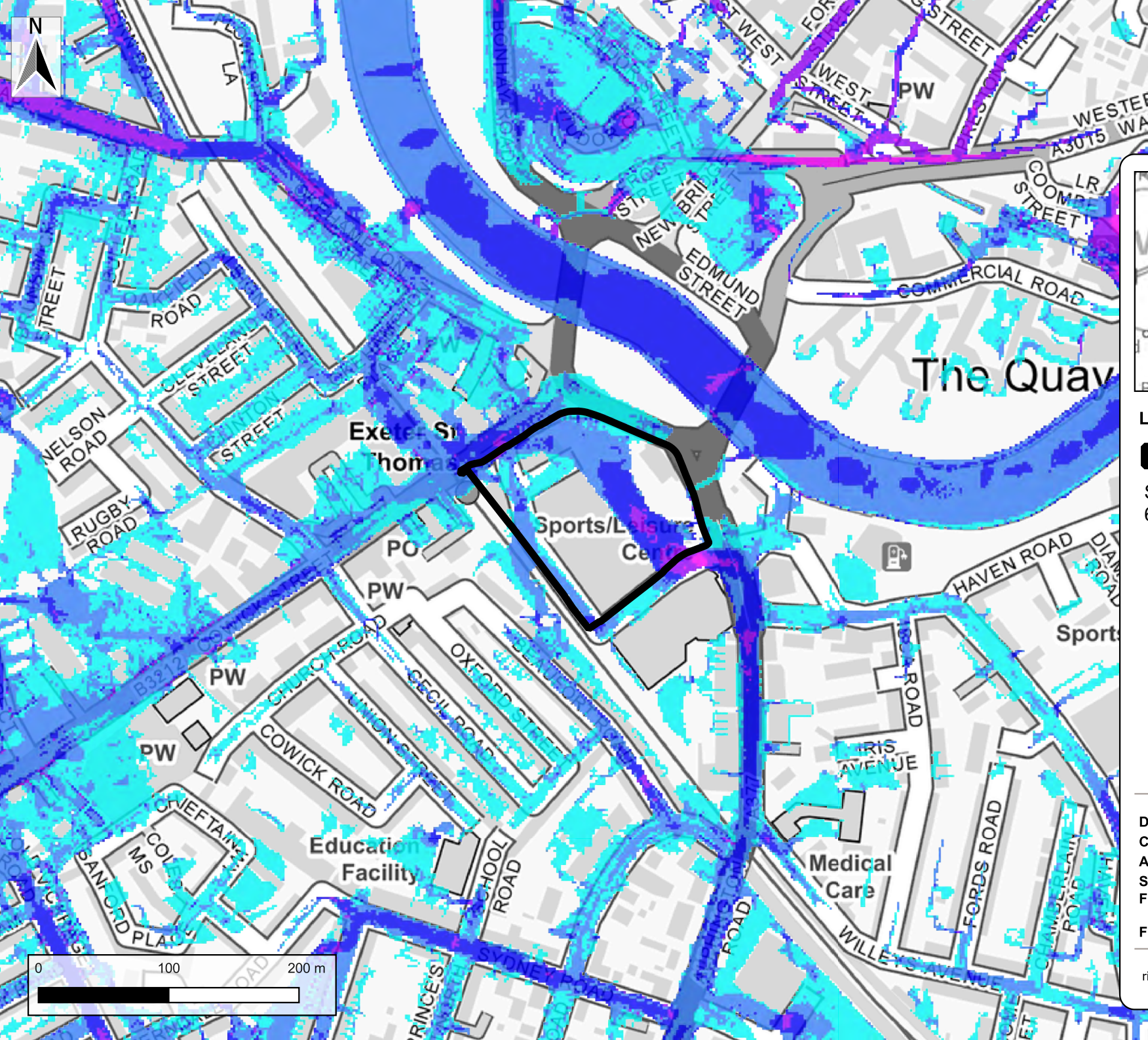
Legend

- 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

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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: 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

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0 100 200 m



Legend



Site Location

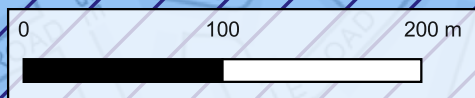
Reservoir Flood Extents



Wet Day

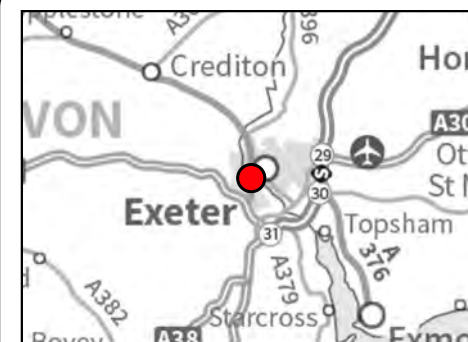


Dry Day



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

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Legend

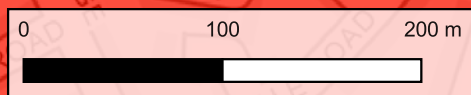
 Site Location

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: 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

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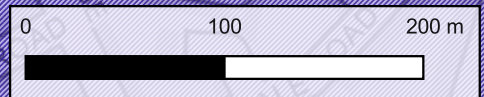


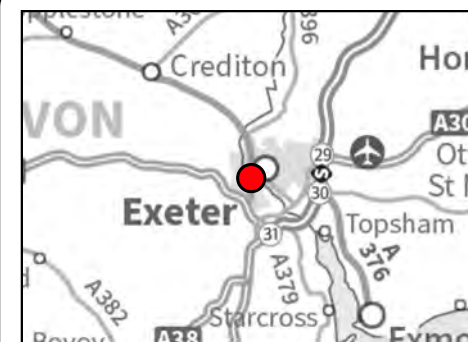
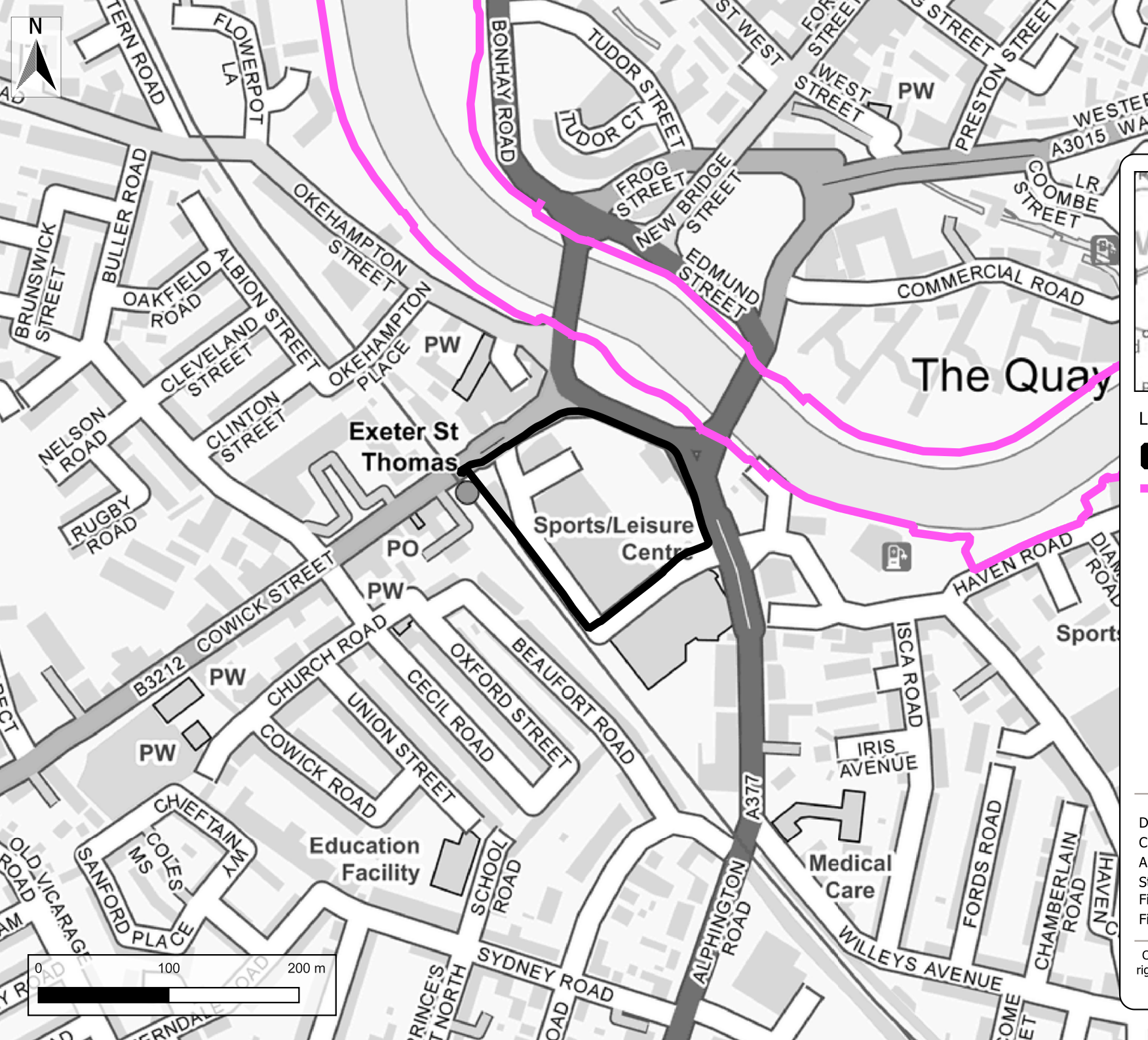
Legend

-  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

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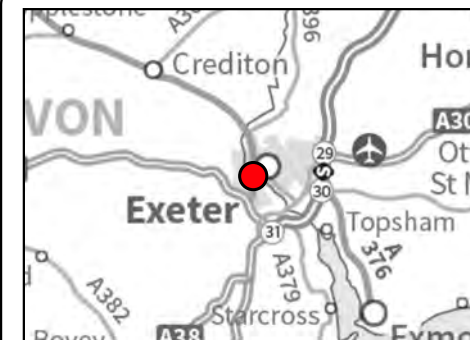


Legend

-  Site Location
-  AIMS Spatial Flood Defences including standardised attributes

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

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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

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