

Proposed Redevelopment of 65 Salterton Road, Exmouth, EX8 2EJ FLOOD RISK ASSESSMENT

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CONTENTS

1.0 FLOOD RISK ASSESSMENT

APPENDIX A: ENVIRONMENT AGENCY PLANNING FLOOD MAP

1.0 FLOOD RISK ASSESSMENT

- 5.1 The site is not within an area identified by the Environmental Agency as being at risk of flooding therefore no particular flood precaution measures are proposed.
- 5.2 Foul drainage will be connected to the existing foul drainage located on site.
- 5.3 Disposal of surface water from the development will be by way of existing surface water drainage where applicable, this will not lead to an increase in the hydraulic load existing upon the existing surface water drains.

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APPENDIX A

ENVIRONMENT AGENCY PLANNING MAPS

Flood map for planning

Your reference
8020

Location (easting/northing)
301302/81085

Created
7 Feb 2020 10:53

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

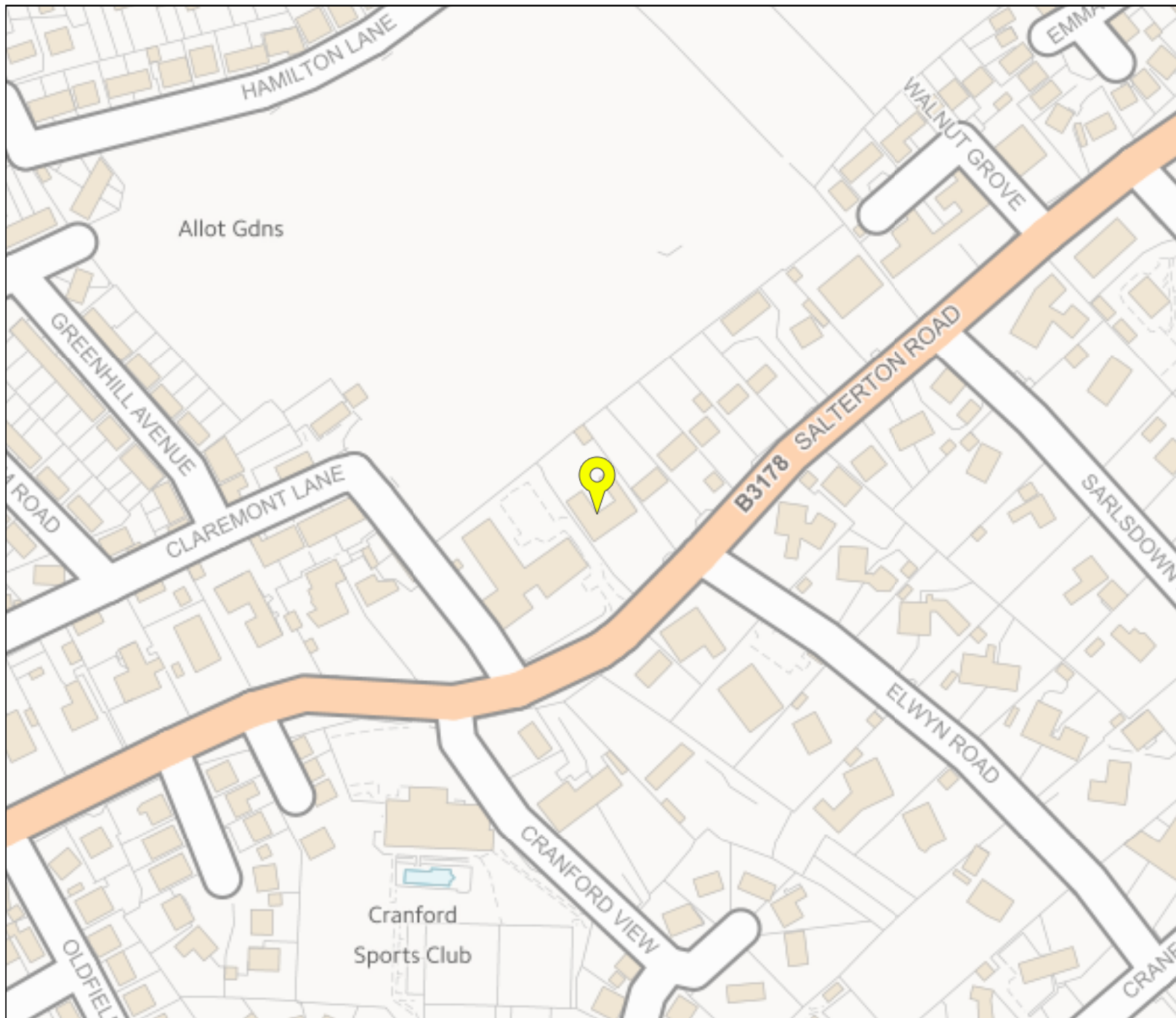
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>











Flood map for planning

Your reference
8020

Location (easting/northing)
301302/81085

Scale
1:2500

Created
7 Feb 2020 10:53

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m