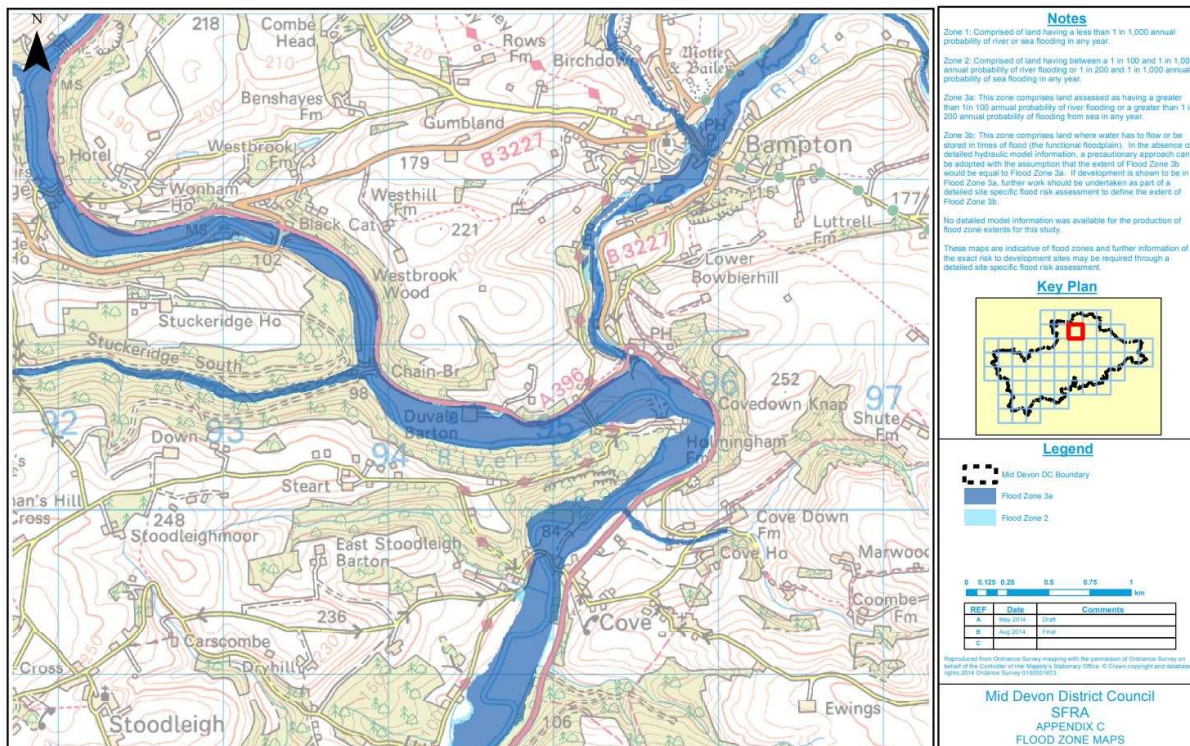


Flood Risk Assessment for 17-19 Brook Street

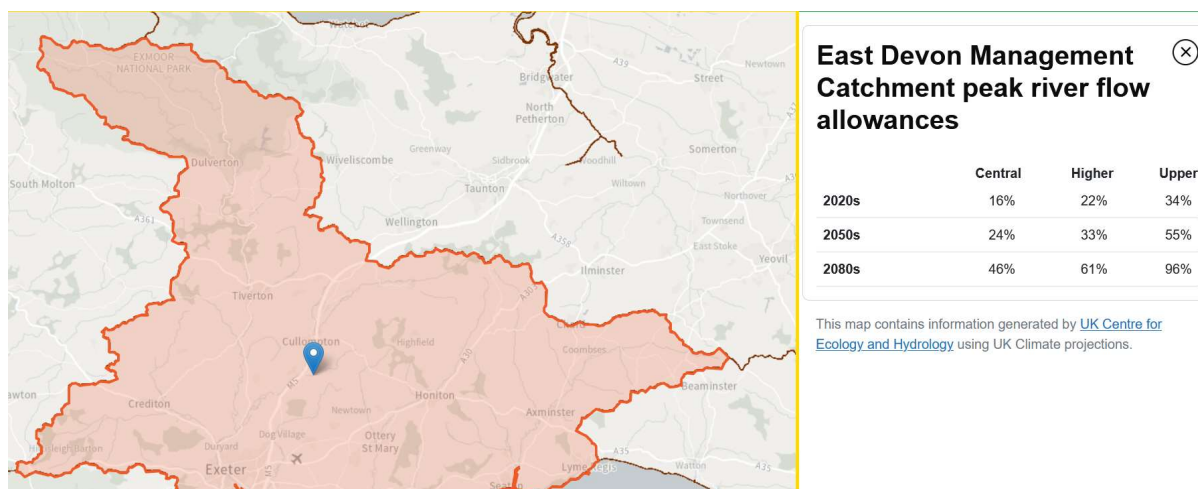
1. **Development Site & Location**
17-19 Brook Street, Bampton, Devon, EX16 9LU
2. **Current use of site** – Residential flat above, fish and chip shop below.
3. **Which Flood Zone** – Flood Zone 3a see map below:



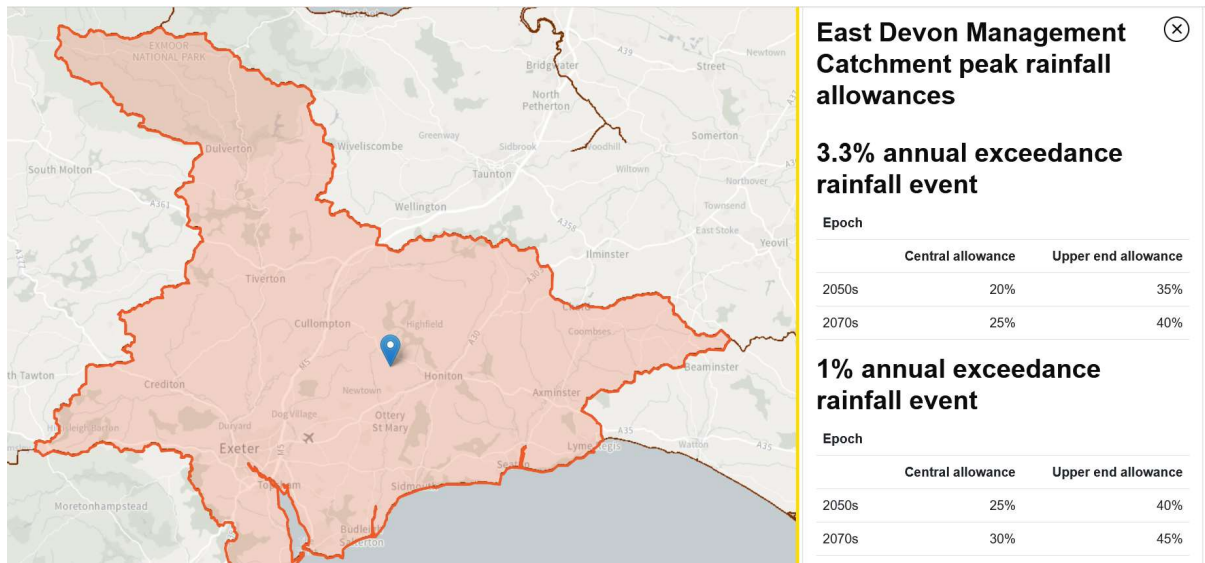
4. **Development Proposals**
Change of use of chip shop from sui generis to residential. Please refer to floorplans submitted. No change to elevations, nor internal or external structure.
5. **Vulnerability Classification?** More vulnerable.
6. **Estimated lifetime of proposed development?** 100 years.

Climate Change

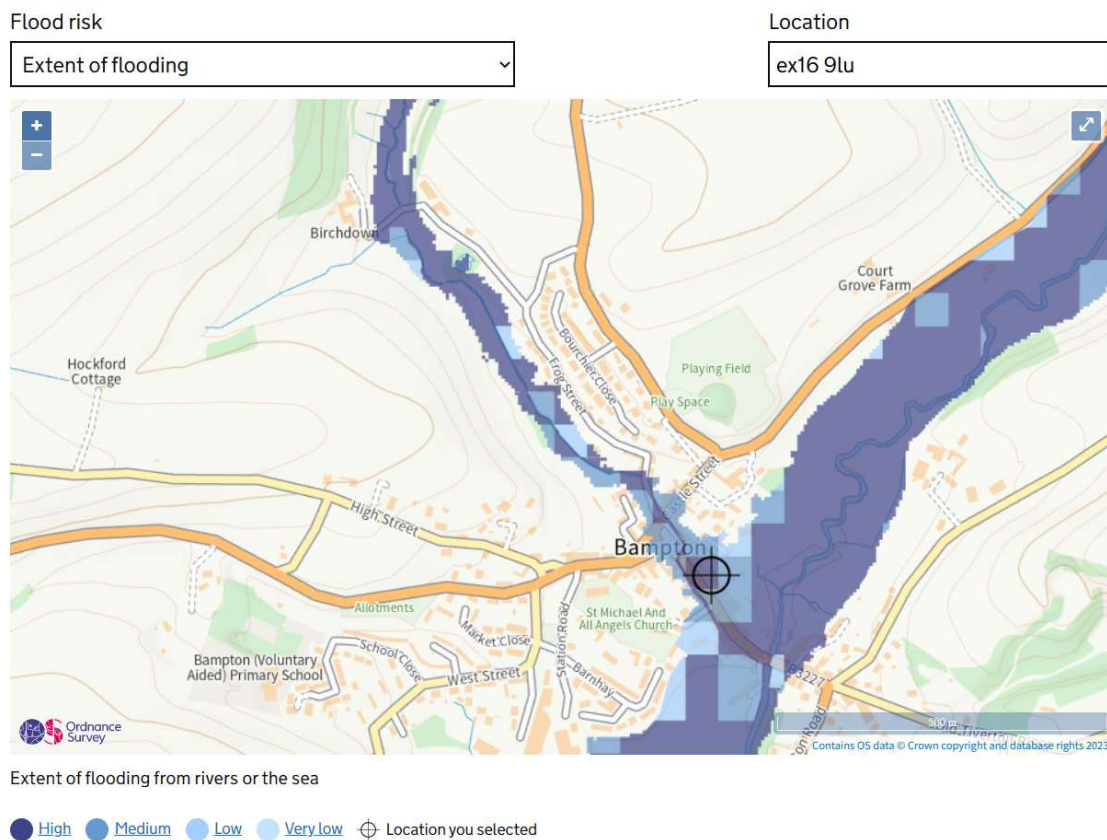
Climate change allowances for peak river flow:



Climate change allowances for peak rainfall:



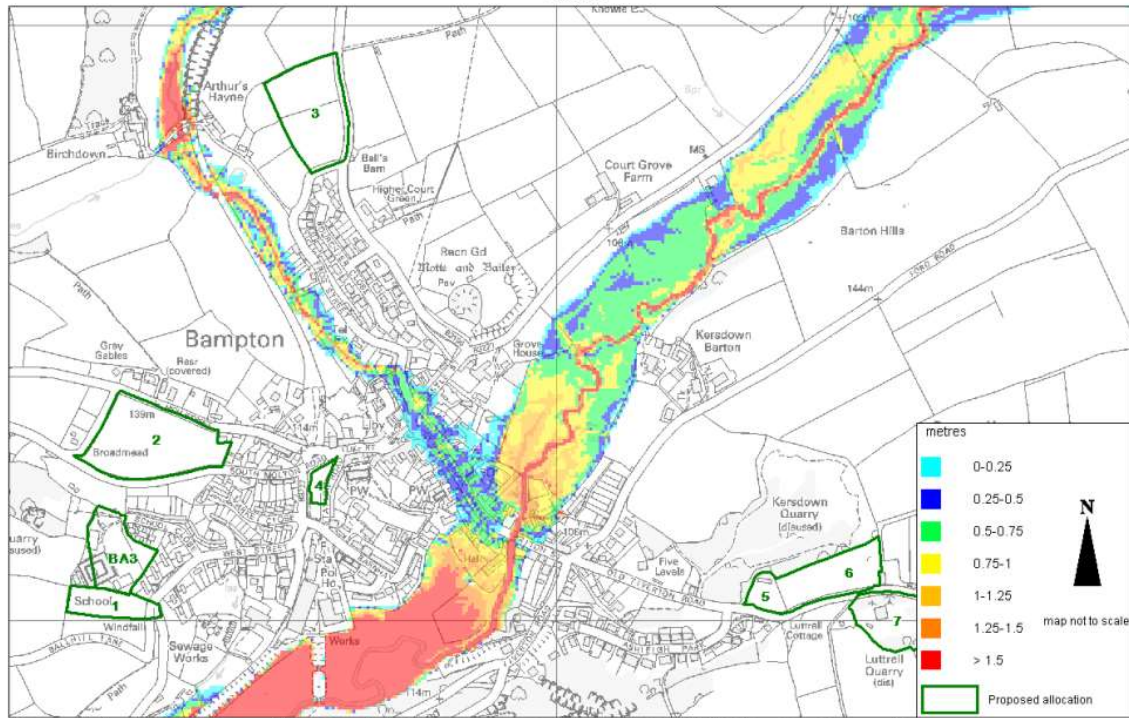
Long term flood risk from rivers or sea: Medium



Mid Devon is not at risk of coastal or tidal flooding.

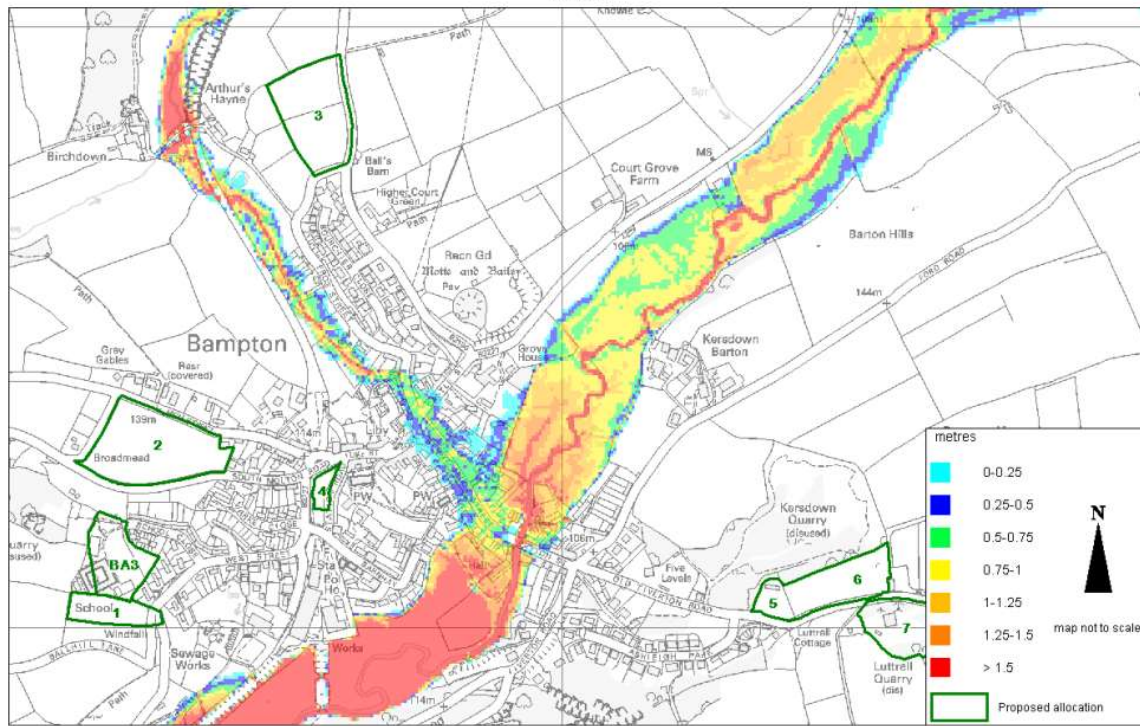
Flood depths during a 1 in 100 year event, Bampton:

Figure A6-1d. Flood depths during a 1 in 100 year event
Bampton

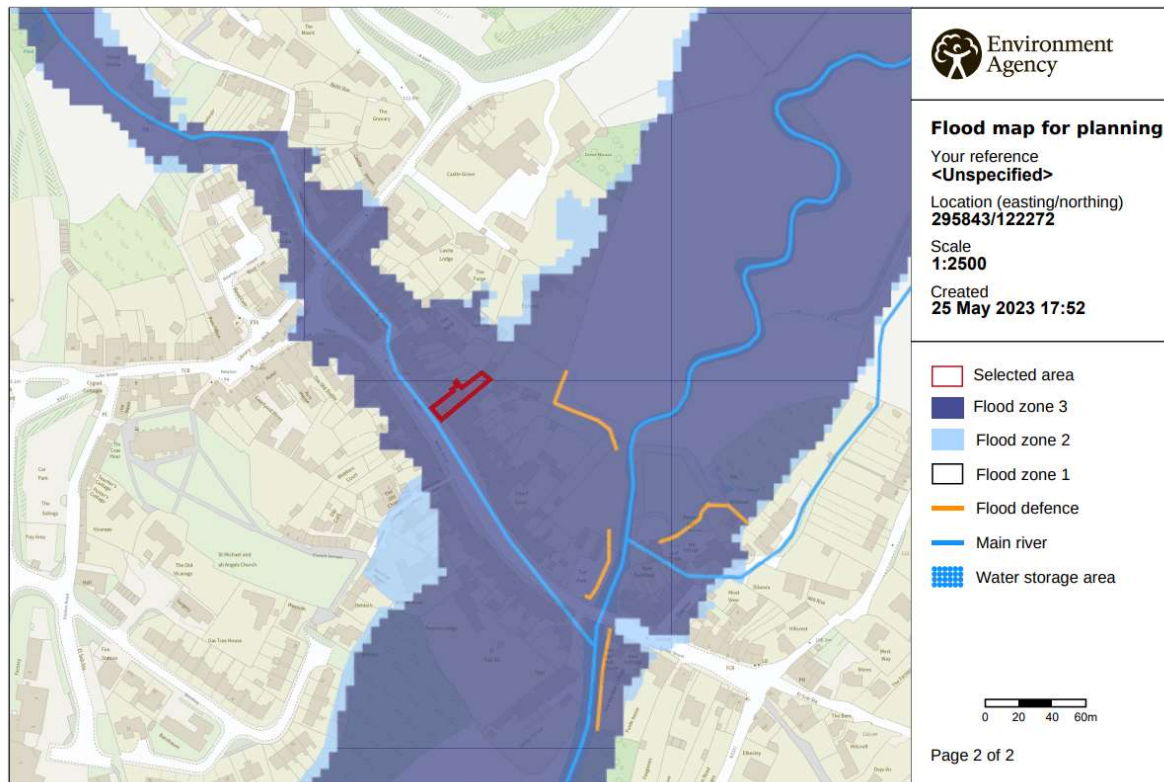


Flood depths during a 1 in 1000 year event, Bampton:

Figure A6-2d. Flood depths during a 1 in 1000 year event
Bampton



Site Specific Flood Risk



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Main sources of flood risk to site? The river Batherm.



- **Monitoring Station:** Bampton Bridge
- **Watercourse:** River Batherm
- **Nearest Town/Village:** Bampton
- **Local Authority:** Mid Devon
- **Ceremonial County:** Devon
- **Coordinates:** 50°59'21"N 3°29'2"W (50.989182,-3.484134)
- **OS Grid:** SS9593022136 (295930,122136)
- **Mapcode (Local):** GBR LJ.KTCH
- **Mapcode (Global):** FRA 36LH.GH6
- **Open Location Code:** 9C2RXGQ8+M8
- **Maidenhead Locator System:** IO80gx17
- **Environment Agency Location ID:** 45159
- **Environment Agency Gauge ID:** 45159-level-stage-i-15_min-m
- **Operational Area:** Exe Main
- **Catchment Area:** East Devon
- **UK Hydrometric Area:** Exe Group
- **Environment Agency Region:** South West
- **Datum Type:** Above Stage Datum (ASD)
- **Stage Datum:** 98.26m AOD

Please note: Geographic coordinates may reflect the access point for the gauge, and not the precise location in the watercourse that it is taking readings from.

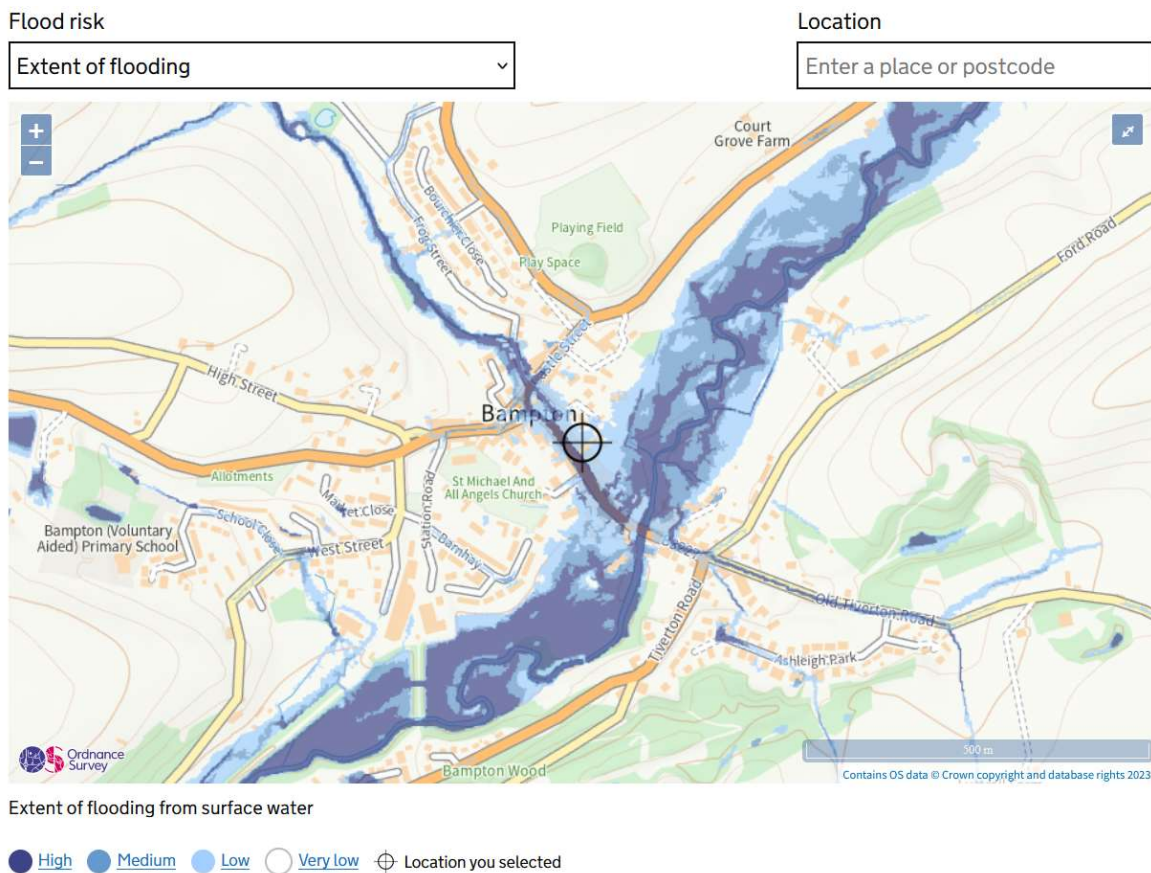
The usual range of the River Batherm at Bampton Bridge is between 0.02m and 0.90m. It has been between these levels for 90% of the time since monitoring began.

The typical recent level of the River Batherm at Bampton Bridge over the past 12 months has been between -0.01m and 0.43m. It has been between these levels for at least 150 days in the past year.

The highest level ever recorded at the River Batherm at Bampton Bridge is 2.03m, reached on Sunday 25th November 2012 at 1:30am.

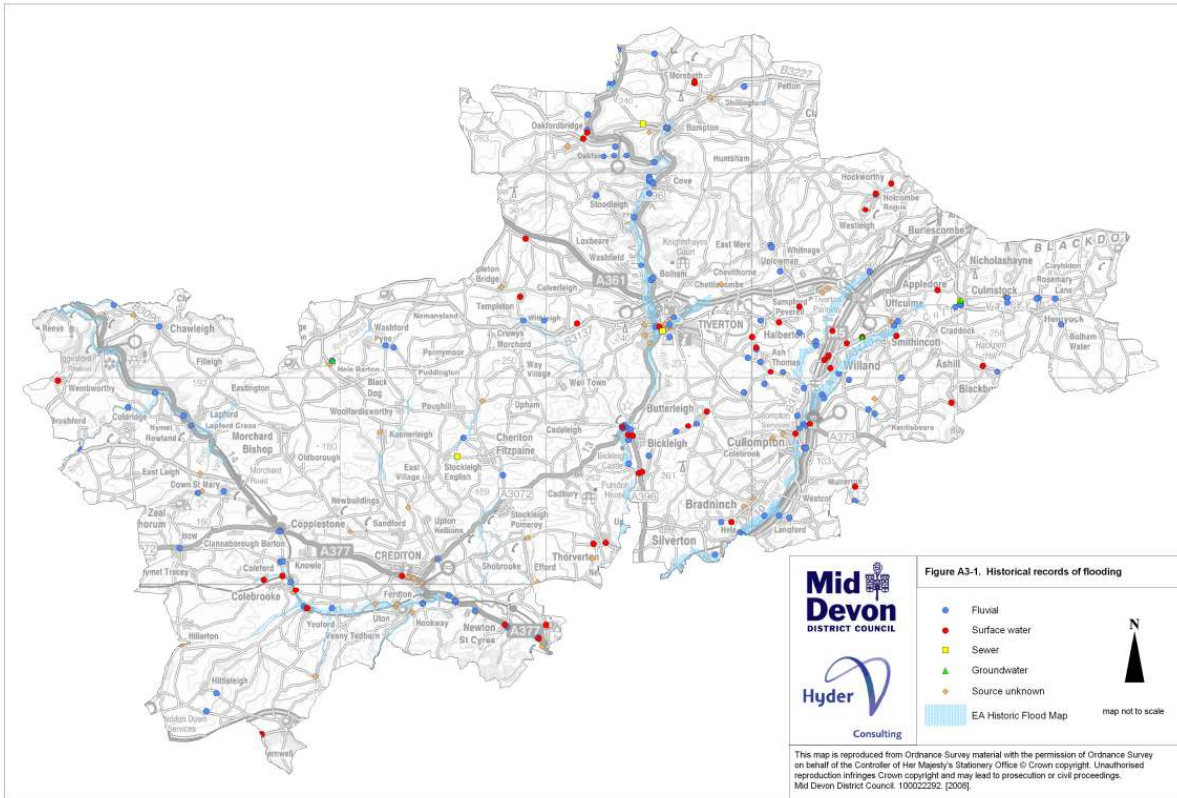
Flooding from reservoirs is unlikely in this area, as is flooding from groundwater.

Flood risk from surface water:



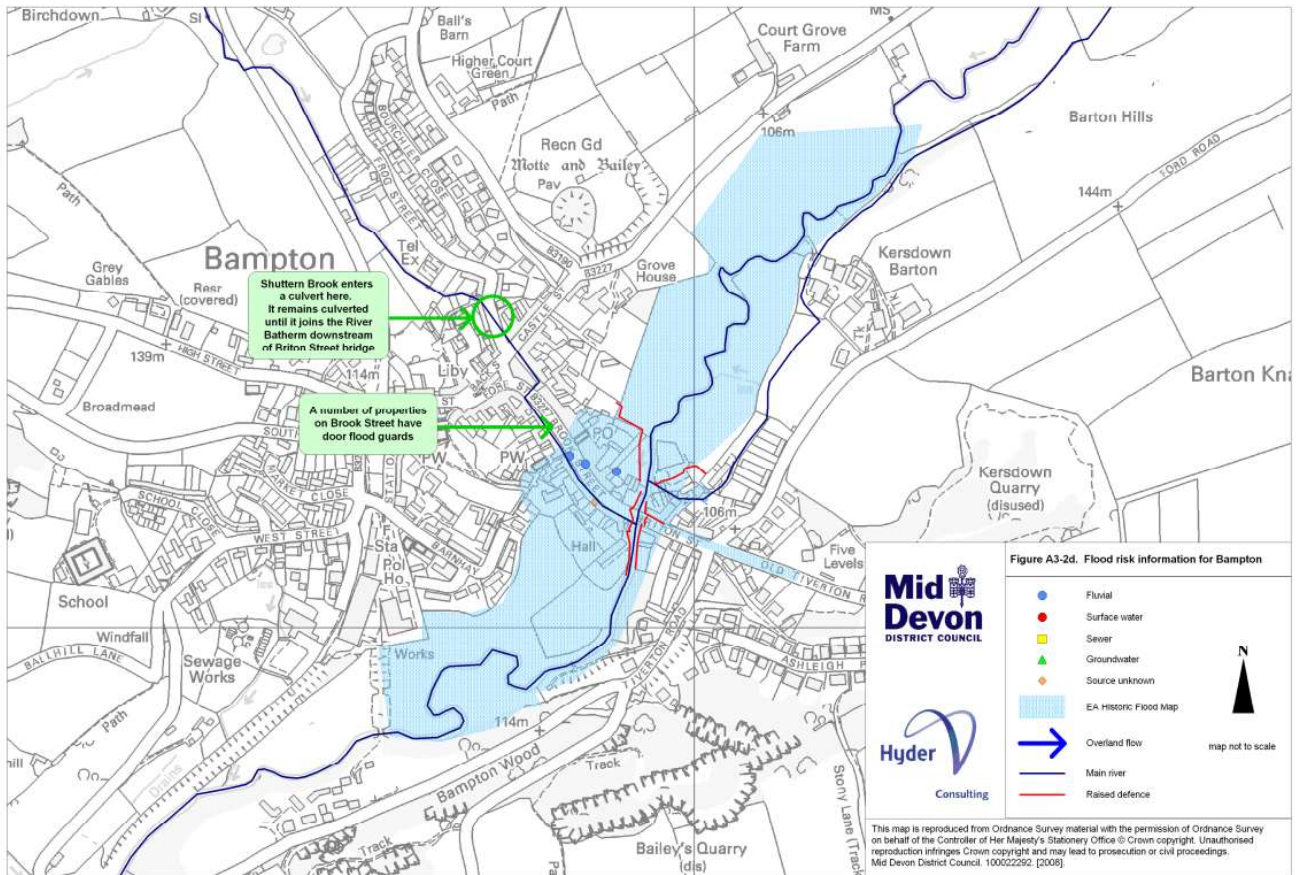
Historic Flooding

Date	Description	Source
4 December 1960	Bampton was flooded, but not badly	The Western Morning News Devon Edition December 1960
30 October 2000	Flooding closed the A396 at Bickleigh and between Bampton and Tiverton.	Express & Echo (30/10/2000)
December 2000	44 properties in Bampton were flooded to a depth of approximately 0.9 m	Environment Agency (2006)



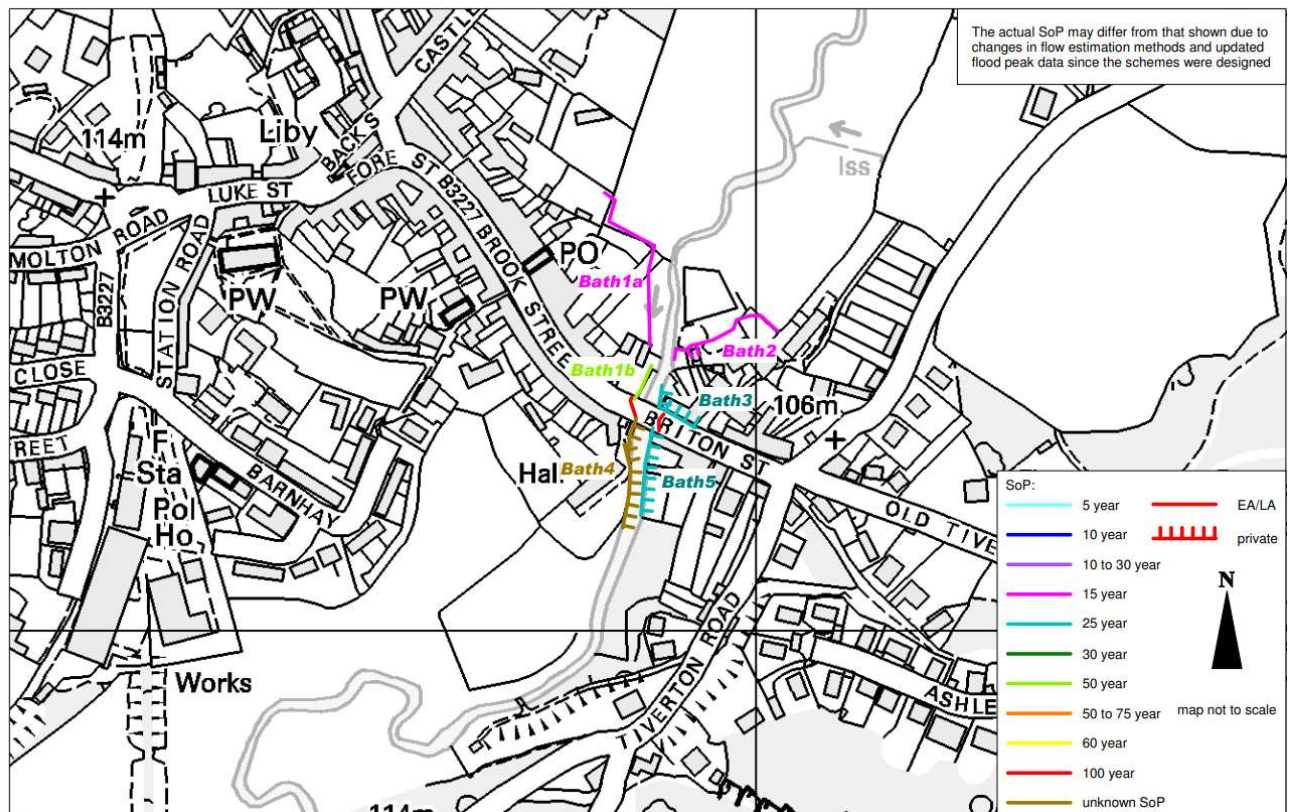
Above shows historical records of flooding on map.

Flood risk information for Bampton:



Flood defences in Bampton:

Figure A6-3f. Location, standard of protection and ownership of flood defences in Bampton

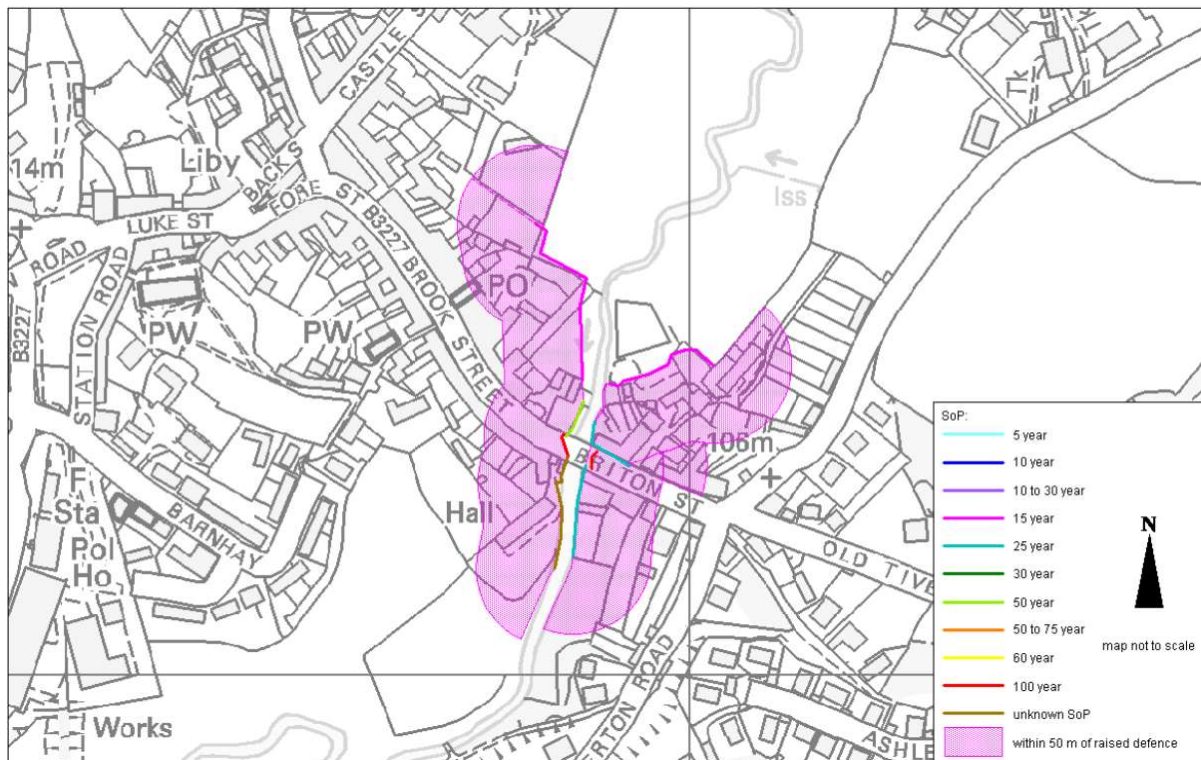


Bath1a	Bampton	River Bathern	Upstream of Brook Street/Briton Street (see photograph 20)	SS 95900 22288	SS 95929 22187	Right	Earth embankment		• Built in 2006
Bath1b	Bampton	River Bathern	Upstream of Brook Street/Briton Street (see photograph 19)	SS 95931 22173	SS 95919 22152	Right	Masonry wall		
Bath2	Bampton	River Bathern	Upstream of Brook Street/Briton Street	SS 96013 22197	SS 95946 22185	Left	Masonry wall (including garden and garage wall)/earth embankment		• Built in 2006
Bath3	Bampton	River Bathern	Upstream of Brook Street/Briton Street (see photograph 19)	SS 95938 22161	SS 95960 22132	Left	Garden wall		
Bath4	Bampton	River Bathern	Downstream of Brook Street/Briton Street (see photograph 18)	SS 95921 22138	SS 95911 22066	Right	Masonry wall		• Reported to be of minor significance. Only acts as raised defence when stop boards are fitted on ramp
Bath5	Bampton	River Bathern	Downstream of Brook Street/Briton Street	SS 95932 22132	SS 95924 22074	Left	Masonry wall		

A number of properties in Bampton have door flood guards.

Areas of Bampton within 50m of raised flood defences:

Figure A6-5f. Areas of Bampton within 50 m of raised flood defences



Occupants and Users of the Development

The change of use will not increase the overall number of occupants using the site. The proposal will not change the time of use of the site as it is currently in use by the Lobb family (who live above) as their business. The degree of flood risk will not be affected. The main change to the set-up of the building will be to change the current shop front serving and frying area into a lounge.

Mitigation

Door flood boards can be easily installed if required. There is a step up from street level at both the shop front door and the side door. A personal flood plan will be completed.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	Yes
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	

FRA completed by Emma Lobb using the government's FRA checklist.