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Flood Risk Assessment

For the conversion of barn to form additional residential accommodation.

At

Lower Dorweeke Farm,

Silverton,

Exeter,

EX5 4BU.

Introduction

This Flood Risk Assessment (FRA) has been prepared by XL Planning Ltd to accompany a householder planning application submitted to Mid Devon District Council for the conversion of a barn to form additional accommodation at Lower Dorweeke Farm, Silverton, Exeter, EX5 4BU.

Site and Surrounding Area

The proposed development site at Lower Dorweeke Farm is situated to the north of Silverton and to the south east of Bickleigh. The site is bordered by the River Burn to the west of the site, and open countryside landscape to the north, east, south and surroundings. The site is not located within a defined settlement boundary and, therefore, in policy terms, is classified as a countryside landscape.

The site itself is not subject to any historic listed building status, nor is the site subject to any special landscape designation or Article 4 Directive, with the site not part of a Conservation Area. Additionally, the site is located within a flood zone 2 area.

As the Environment Agency Flood Map will illustrate further in this statement, the site is situated within flood zone two.

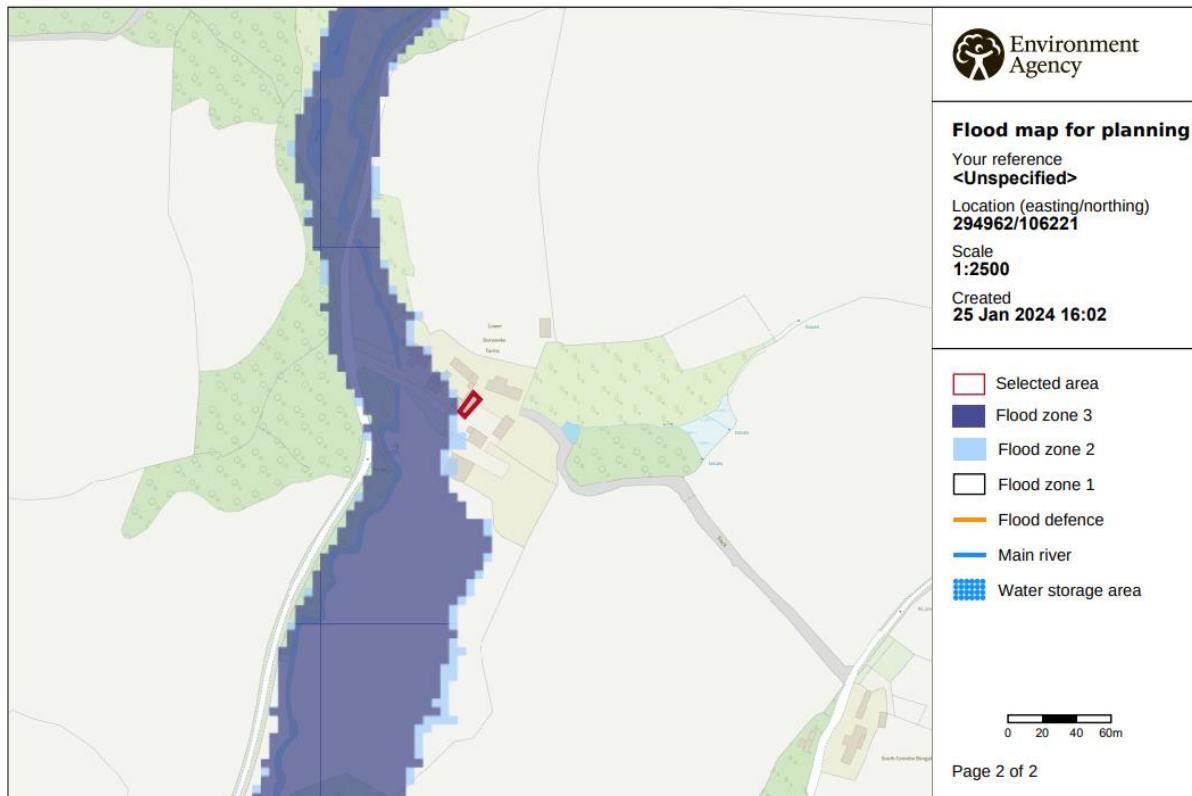


Site Location: (Image reproduced from Google Maps 2024)

The barn is a disused rural building located in close proximity to the main farmhouse which is set within a spacious curtilage. The applicants are seeking to obtain permission for the conversion of a barn to form additional accommodation.

Flood Risk Assessment

As the Environment Agency's Flood Map for Planning will display below, the barn is located within flood zone two.



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Figure 2: Flood Zone Map (Environment Agency Flood Map 2024)

As defined by the Environment Agency flood zones two and three feature a 1 in 100 or greater probability of flooding, with a less than 1 in 1000 annual probability of flooding for flood zone 1.

As stated within NPPF Paragraph 168, applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55 which requires a site-specific flood risk assessment to be provided for all development in flood zones two and three.

Planning guidance indicates that for these circumstances a land use which is “more vulnerable” may be considered. Residential development as proposed by the conversion of a barn, would be considered as “more vulnerable” as set out in the EA “flood risk vulnerability and flood zone compatibility” table.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓*

Key:
 ✓ Development is appropriate
 x Development should not be permitted.

However, as the submitted plans illustrate, the conversion of a rural building itself which presents the most vulnerable residential use will be situated within the flood zone two area of the site and is considered to result in little to no additional adverse impacts in terms of flood risk.

Whilst the proposed conversion of the barn will be situated within flood zone two, this is no change from the existing disused rural building also situated within flood zone two.

Any surface water runoff will fall to a land drain and will then connect to an existing soakaway. Whilst it is not considered that any additional flood resilience measures will be necessary to be provided, these can be provided if required.