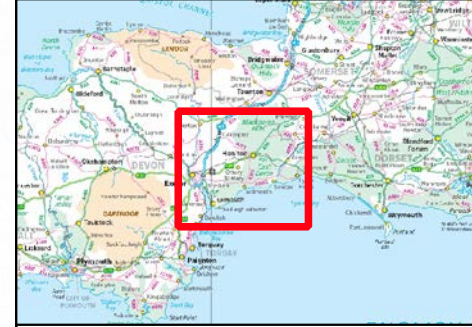


Location Plan



Legend

- East Devon District
- Flood Zone 3b - 1 in 30 year (3.3% AEP) defended (or 1 in 50 year (2% AEP) as proxy) from detailed modelling
- Flood Zone 3b - Flood Zone 3a as proxy
- Flood Zone 3a
- Flood Zone 2

East Devon District Council Level 1 SFRA - Appendix C Flood Zones

Notes

Flood Zone 1: Comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1% AEP).

Flood Zone 2: This zone comprises land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (0.1% - 1% AEP) or between 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.1% - 0.5% AEP) in any year.

Flood Zone 3a: This zone comprises land assessed as having greater a 1 in 100 annual probability of river flooding (>1% AEP) or greater than 1 in 200 annual probability of sea flooding (>0.5% AEP) in any year.

Flood Zone 3b: This zone comprises land where water has to flow or be stored in times of flood (the functional floodplain). The SFRA identified this Flood Zone as land which would flood with an annual probability of 1 in 30 years (3.3% AEP), where detailed modelling exists. Where the 1 in 30 year outputs are not available, the precautionary approach has been taken, and surrogate return periods have been used (1 in 50 years (2% AEP)), if available. Where this was not available, then Flood Zone 3a has been used.

If a proposed development shown to be in Flood Zone 3, further investigation should be undertaken as part of a detailed site-specific FRA to define and confirm the extent of Flood Zone 3b. The Environment Agency regular reviews its hydrology, hydraulic modelling and flood risk mapping, and it is important that they are approached to determine whether updated (more accurate) information is available prior to commencing a site-specific FRA.



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