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Our ref: DC/2021/121867/01-L01
Your ref: Belle Isle, Bonhay Meadow
& Exeter Watersports Site

Date: 01 February 2021

Dear [REDACTED],

**VIRTUAL MEETING TO DISCUSS FLOOD RISK AT SITES:
BONHAY MEADOW, BELLE ISLE AND EXETER WATERSPORTS CENTRE,
EXETER**

Further to the meeting of the 11th January 2021, which [REDACTED] (Flood Risk Engineer) and myself attended with representatives from Exeter City Living (ECL), Exeter City Council (ECC) Planning Department, and AWP, we provide the following written summarisation and clarification of points raised.

Sequential Test

We confirmed that the flood risk Sequential Test (ST) would be applicable for each site, unless there is a site allocation produced with the aid of a Level 2 Strategic Flood Risk Assessment (SFRA). However, as discussed, this is unlikely to be produced soon but Environment Agency flood modelling will be a key element for ECC. The Sequential Test should be undertaken with the best available mapping, this can include the effects of defence and climate change, if available.

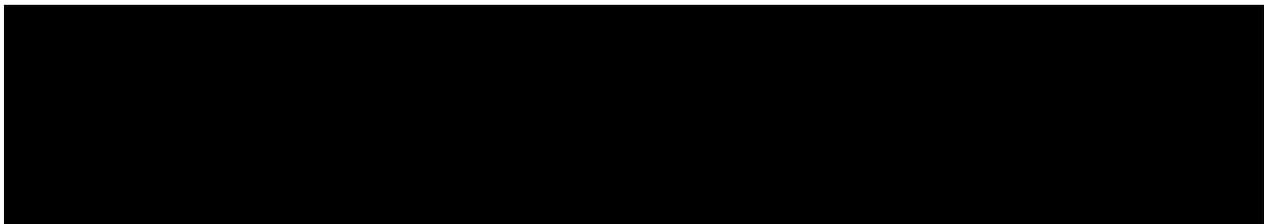
The EA modelling which takes account of the new flood defence scheme and the correct climate change allowances should be available in a usable format by Easter 2021.

Flood zone allocation

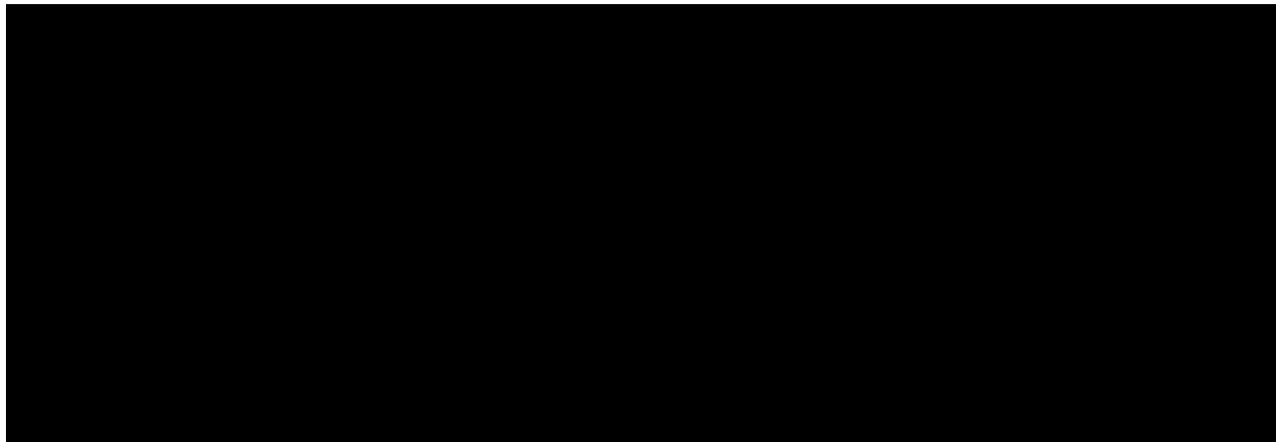
[REDACTED] clarified that both the Belle Isle and the Exeter Watersports site (at the Quay) are flood zone 3a. Bonhay Meadow, although on the waterside of a defence, is not classified as 3b (functional floodplain), and can also be called 3a in this instance.

Belle Isle site

[REDACTED]



Exeter Watersports site



Bonhay Meadow site

As discussed, the defence line on site can be moved to the river channel edge or away from the road side. All residential development will need to be located at first floor level or above (or well above current defence level). There is also the matter of ownership and maintenance to consider. Any application will need to outline these intentions and identify whether they will be passed to trusted developer, Management Company, or other. As discussed, an access route is required to slipway.

The planning officers raised the issues surrounding loss of public open space at this location, which is water compatible and the existence of the South West Water tanks onsite which may make consideration of the sequential test more challenging at this site.

Please contact us if you require any further advice. We would welcome further pre-application consultation if you would find this helpful. As you are aware, we will charge for our technical advice based on a standard hourly rate that enables us to cover our costs. The fee for our advice is £100 per hour plus VAT.

Please contact me if you would like to enquire about entering into a further agreement with us for additional advice.

We welcome your feedback on our service to date. Please tell us what you think by completing our survey

<https://www.smartsurvey.co.uk/s/PlanningAdviceServiceCustomerSurvey/>

Yours sincerely,

██████████
Planning Advisor

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