

HEXA

Exbridge House

Flood Risk Assessment and Drainage Impact Assessment

Hexa ref: 601217-HEX-XX-XX-RP-C-0001

Date: August 2026

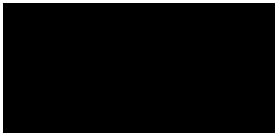
Revision: V02

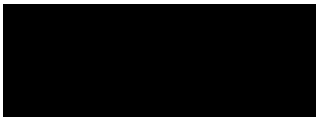
**Engineering
opportunity.**

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Revision	Description	Issued	Checked	Date
V01	First Issue	AGS	ML	01/07/2026
V02	Issued for Planning	AW	ML	20/08/2026

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1.0 Introduction

Hexa have been appointed by Telereal Trillium Group (TTG) to produce a Flood Risk Assessment (FRA) and Drainage Impact Assessment (DIA) as part of the planning submission for the re-development of the existing building at Exbridge House, 26 Commercial Road, Exeter EX2 4BB (X:291766, Y:092166)

This report will review the sources of flood risk on site, their effect on the development, and will assess the site's suitability for the proposed development in line with the government guidance relating to development and flood risk. Additionally, the report will assess the site's existing drainage provision and provide a drainage impact assessment for the proposed development.

The assessment has been undertaken in accordance with the national requirements for FRAs and best practice guidance including, but not limited to, the following:

- National Planning Policy Framework (NPPF)
- Development and Flood Risk (CIRIA C624)
- The SuDS Manual (CIRIA C753)
- Flood Risk Assessments: Climate Change Allowances 2017
- DEFRA R&D Technical Report W5-074/A/TR/1 Revision D
- Rainfall Runoff Management for Developments Report – SC030219
- National Standards for Sustainable Drainage Systems (SuDS) – June 2025

1.1 Documents reviewed

The following documents/sources have been reviewed in preparation for this assessment:

- Topographical survey
- Utility survey
- British Geological Survey online resources
- Phase 1 Environmental Assessment by Ramboll – September 2018
- Phase 2 Environmental Site Investigation by Ramboll – January 2021
- Environmental Agency online resources
- Environment Agency Product 4 information
- Devon County Council – Preliminary Flood Risk Assessment Report – Final Report 2011
- Devon County Council – Surface Water Management Plan – Phase 1 Strategic Assessment – July 2012
- Exeter Surface Water Management Plan – Phase 2 Summary Report – September 2013
- Exeter Surface Water Management Plan – Phase 3 Report – November 2015
- Preliminary Flood Risk Assessment Review – January 2017
- Exeter and Devon wide Floods 4th to 5th October 2021 – Flood Risk Management
- Flood Risk Management – Devon Local Flood Risk Management Strategy 2021-2027

2.0 Background information

2.1 Existing site location and description

The site is slightly oval in shape covering an area of approximately 0.685 hectares. Towards the middle of the site an irregular shaped 4 storey office building is located. Grounds to the west are predominantly soft landscaped. The central courtyard is hard paved, partially serving as a pedestrian walkway and communal area, with car parking to the south adjacent to the road. To the east there is car parking and to the north the external area is hard paved which contains plant such as air conditioning units.

The River Exe is located 90m to the southwest and 140m to the south. To the south, prior to the river, a council owned residential complex is located, containing car parking and soft landscaped areas. A ruin is situated to the west that is open to the public, which has a raised walkway. This ruin is flanked by soft landscaped areas. Immediately to the north the A3015 (Western Way) is located, beyond which commercial areas of predominantly retail are positioned. Western Way to the west is a similar level to the site. However, as you travel eastwards the road is approximately 6 metres higher than the building. To the east there is a mix of commercial units and residential areas. The commercial units include a public house and eateries.

The site location is shown below in Figure 2-1.



Figure 2-1 Site location plan showing approximate site boundary in red

2.2 Site topography

The soft landscaped area to the west falls in an easterly direction towards the perimeter pathway serving the building. The central part of the site where the building is located, generally has no notable changes in topography. Within the central courtyard, the communal space is 350mm lower than the surrounding hard landscaped areas. The car parking areas to the east fall towards the public carriageway of Ewings Square.

The topographical survey can be found in **Appendix A**.

2.3 Ground conditions

The British Geological Survey (BGS) online maps recorded the Bedrock as Whipton Formation. This is described as Sandstone which is sedimentary bedrock, formed between 298.9 and 252.2 million years ago. The superficial, or surface, deposits are recorded as Alluvium which is a sedimentary deposit formed between 11.8 thousand years ago and present data. Alluvium is classified as a poorly sorted deposit compromising of clay, silt, sand and gravel.

Historical borehole readings are available in the area. The nearest being approximately 20m south of the site. This recorded the ground as follows:

- Made ground comprising of bricks and fine gravel – up to 2m below ground level.
- Made ground comprising of soft clay mixed with gravel, containing fragments of slate and lumps of red sandy clay – up to 6m below ground level.
- Stiff red sandy clay – up to 9m below ground level.

During the phase 2 Environment Assessment, intrusive works were undertaken to record the ground formation:

- Made ground comprising of an assortment of construction materials and clay – up to 3.6m below ground level.
- Alluvium deposits – up to 4.0m below ground level.

Discharging into made ground is unsuitable as pollutants will migrate. Underneath the made ground, the predominance of clay, which is impermeable, makes discharging into the ground unsuitable. The development is a refurbishment of an existing building. As such, the existing drainage will be retained and re-used post development. With the above in mind, the requirement for infiltration testing is redundant.

2.4 Existing drainage

The South West Water asset maps show a combined sewer and surface water to the south of the building within the site boundary. The surface water sewer flows eastwards through private parcels of land before discharging into a watercourse. The combined sewer flows eastwards underneath Commercial Road.

A number of gullies and rainwater downpipes discharge into three runs of private surface water drainage which discharge into the aforementioned surface water sewer. No flow restrictions, attenuation or treatment are present within the private drainage system

The foul water is collected into two runs of private foul water drainage which discharge into the aforementioned combined sewer.

South West Water asset maps can be found in **Appendix B**.

The utility survey can be found in **Appendix C**.

2.5 Development proposals

Under this application the internal spaces of the four storey building are being converted into residential (Class C3). An external flood wall is also proposed to protect the building. This is discussed further within section “5.0 – Flood mitigation and residual risk”.

The development proposal can be found in **Appendix D**.

3.0 Flood classification and policy context

3.1 National Planning Policy Framework

Based on the review of the Environment Agency’s website, the proposed development has been identified as lying predominantly within Flood Zone 3, that is land assessed as having a greater than, or equal to, a 1 in 100 annual probability of river or sea flooding (>1.0%). An extract of the flood planning map is shown Figure 3-1.

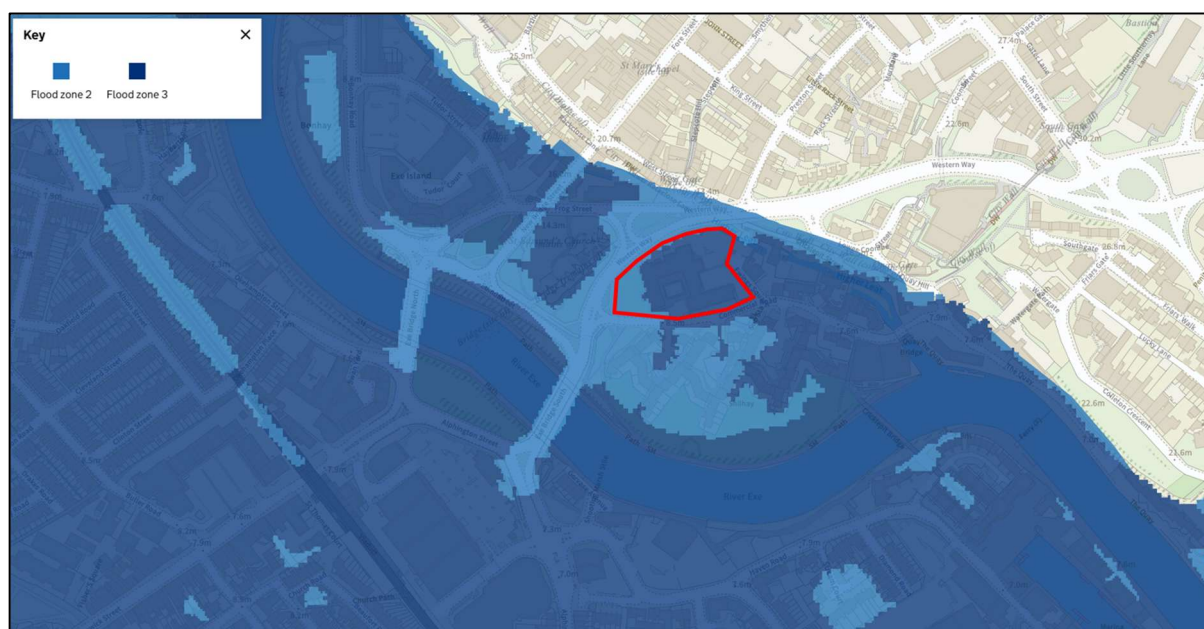


Figure 3-1 Environment Agency Flood Planning Map

The NPPF guidance specifies five categories of developments based on their perceived vulnerability to flood risk. These categories are as follows:

- Essential infrastructure
- Highly vulnerable
- More vulnerable
- Less vulnerable
- Water-compatible

As the proposed development is for a residential development, is it considered as being within the ‘more vulnerable’ category.

The NPPF guidance provides further guidance for producing Flood Risk Assessments based on the flood risk vulnerability in specific flood zones. Table 3-1 below summarises this compatibility assessment.

Table 3-1 NPPF guidance on Flood Zone and flood risk vulnerability compatibility

Flood Zone	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 is unsuitable and should not be permitted.

* Within Flood Zone 3a, essential infrastructure should be designed and constructed to ensure it remains operational and safe during flood events.

** Within Flood Zone 3b, essential infrastructure should be designed and constructed with the same objective in mind as Flood Zone 3a, with the additional aim that it must also cause no net losses in floodplain storage and must not interfere with water flow or aggravate flood risk elsewhere in the catchment.

Notes:

1. This table does not show the application of the Sequential Test which should be applied first to guide development to Flood Zone 1, then Zone 2, and then Zone 3; nor does it reflect the need to avoid flood risk from sources other than rivers and the sea.
2. The Sequential and Exception Tests do not need to be applied to minor developments and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site.
3. Some developments may contain different elements of vulnerability, and the highest vulnerability category should be used unless the development is considered in its component parts.

The “Product 4” modelled flood data was requested from the Environment Agency. This data included modelling which considered the nearby flood defences. The product 4 data can be found in **Appendix E**.

As can be seen in Figure 3-2 the extents of the flooding are not as extensive as the online Environment Agency flood maps.

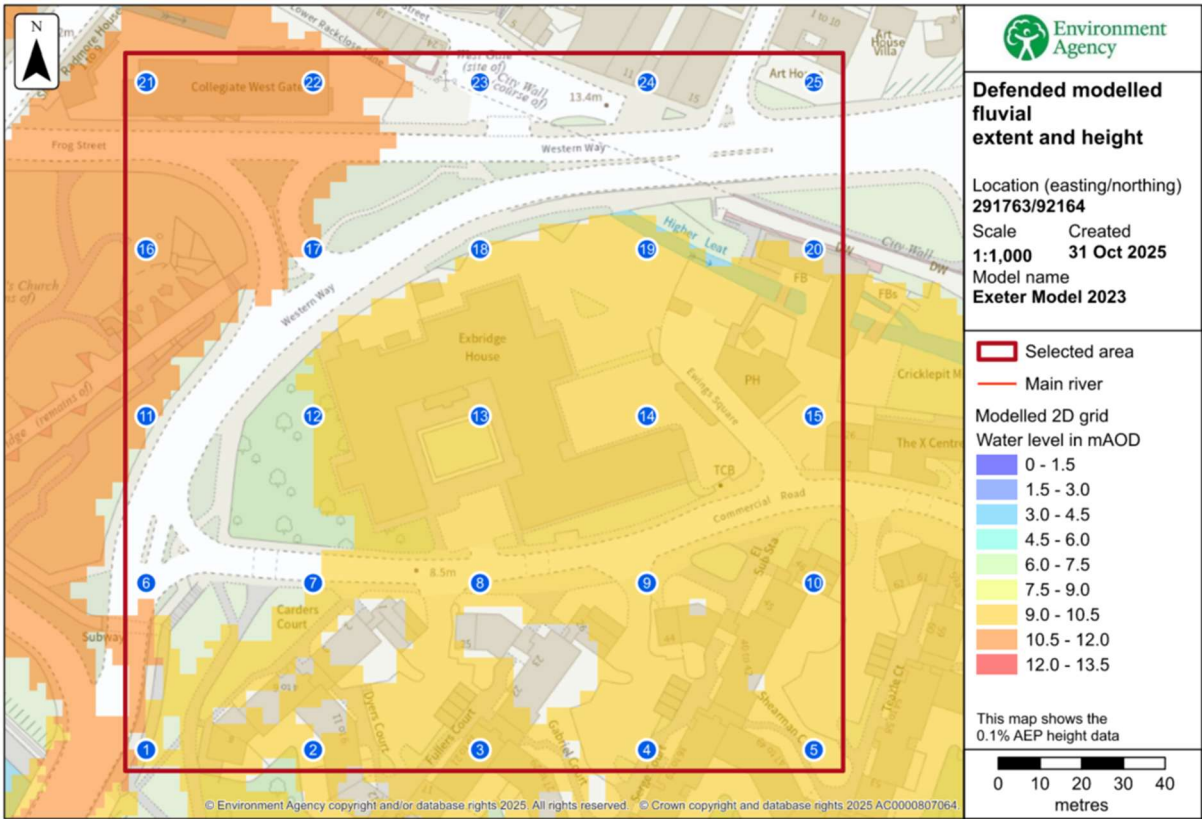


Figure 3-2 Environment Agency Product 4 data

In addition to this information the Exeter City Flood map from 2009 was viewed. This showed the site to be within Flood Zone 3a (high probability), not Flood Zone 3b (functional floodplain).

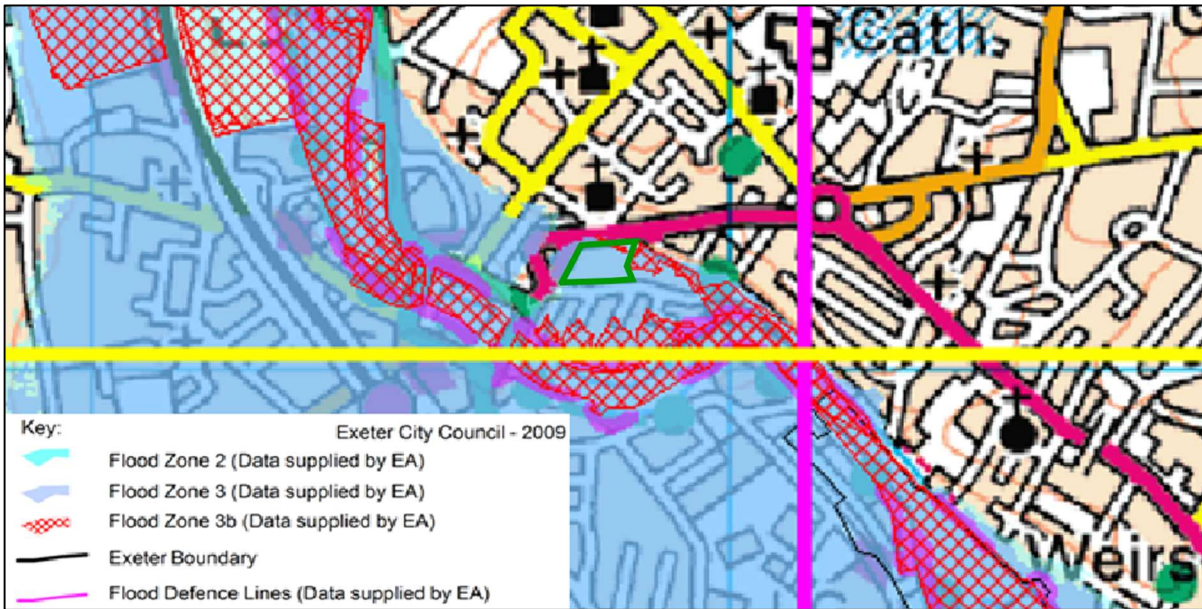


Figure 3-3 Essex City Council Flood Map (2009)

In line with the NPPF table, a 'more vulnerable' residential development is considered appropriate within Flood Zone 3a providing an Exception Test is passed. In this instance, proving that the development remains safe from flooding over the lifetime of the development whilst not increasing flood risk elsewhere is required.

A sequential test is not required for a "Change of Use" application, in accordance with the Environment Agency's pre-application advice.

Their "Change of Use" documentation can be found in **Appendix F**.

4.0 Flooding sources and probability

This study assesses the risk from different types of flooding to the development and the risk of flooding created by the development, taking into consideration climate change and how flood risks should be managed. The approach to assessing flood risk at the development site was informed by the requirements of NPPF.

4.1 Fluvial flooding

Based on the review of the Environment Agency's website, the proposed development has been identified as lying predominantly within Flood Zone 3, that is land assessed as having a greater than, or equal to, a 1 in 100 annual probability of river or sea flooding (>1.0%).

The Exeter City flood map showed the site is within Flood Zone 3a which has a high probability of flooding, but not Flood Zone 3b which is the functional flood plain. Therefore the risk of fluvial flooding is considered to be high.

4.2 Surface water flooding

The Environment Agency surface water flood maps show a localised surface water flooding within the site boundary. They do not show a surface water flow map crossing the site. The localised surface water flooding is created by low spots within the topography and does not enter the building.

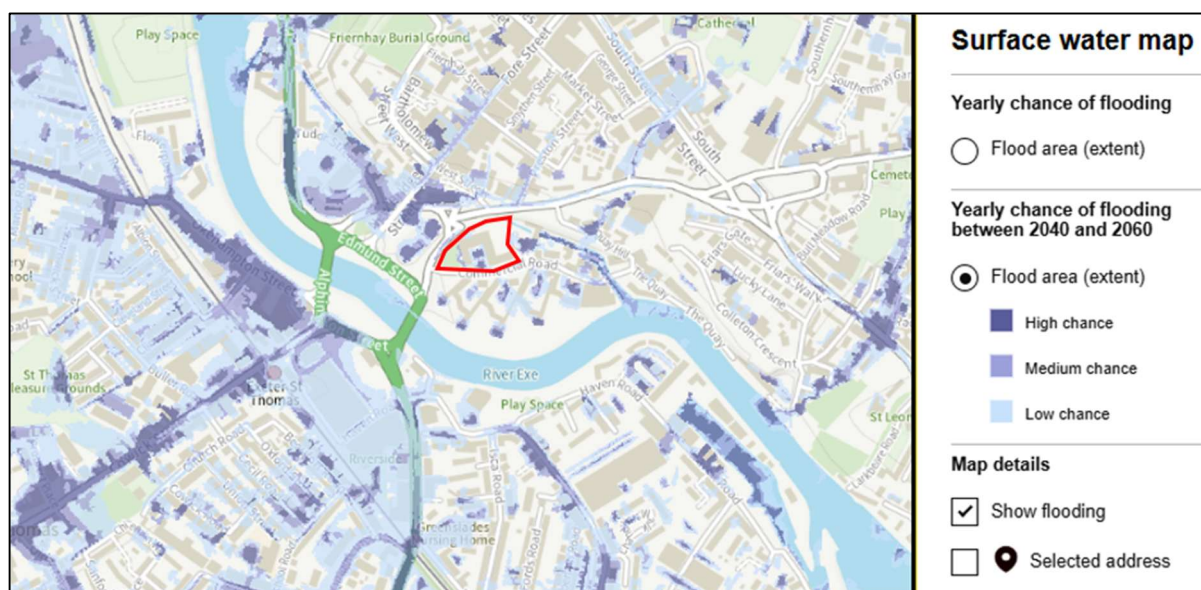


Figure 4-1 Environment Agency Surface Water Flood Map

Other than the flood wall, the external areas of the site are not being amended as part of the development and therefore the current levels of surface water flooding will not be affected. Furthermore, it is widely understood that the Environment Agency surface water flood maps are broadscale and do not fully consider sub-surface drainage features. In reality this surface water flooding will not sit there, it will be transported away utilising the sub-surface drainage network.

In summary, the risk of surface water flooding to the internal refurbishment is considered very low.

4.3 Groundwater flooding

Groundwater flooding occurs when groundwater emerges at the surface under conditions where the 'normal' range of groundwater levels and groundwater flows is exceeded. The Environment Agency online resource state the proposed development area is unlikely to flood due to groundwater.

This is supported by nearby BGS historical borehole readings which recorded groundwater at 3.5m to 4.5m below ground level.

In summary the risk of groundwater flooding is considered to be very low.

4.4 Sewer flooding

Sewer flooding occurs when the capacity of underground systems is exceeded, resulting in flooding at surface. The South West Water sewer maps show a run of 375mm/450mm diameter surface water sewer within the site boundary, to the south of the building, running from west to east. Slightly further south, within the site boundary, a 750mm diameter combined sewer is located which runs from west to east.

The utility survey shows 3 separate private surface water networks, flowing southwards, discharging into the surface water sewer. There are 2 separate private foul networks discharging into the combined water sewer.

South West Water has compiled Geographic Information System (GIS) data points of sewer hydraulic overload spots. These locations have not been published. However, no significant historic sewer flooding adjacent to the site was highlighted within the documentation provided by the council.

The surface water and combined water sewers are at least 2m deep. Substantial surcharging would be required before flooding at the surface occurs. Considering available information, the risk of sewer flooding is not deemed to be a risk for the proposed development.

4.5 Reservoirs and other artificial sources of flooding

Flooding from reservoirs occurs following partial or complete failure of the control structure designed to retain water in the artificial storage area. The likelihood of such flooding is difficult to estimate but is extremely low compared to flooding from other sources.

The Environment Agency long-term flood risk maps show the site is at risk of flooding should the dam at Wimbleball Lake fail, with flood water following the river valley of River Exe. Wimbleball Lake is situated approximately 37km to the north.



Figure 4-2 Environment Agency Artificial Source Flood Map

5.0 Flood risk mitigation and residual risk

Subsequent to the review of all sources of flooding, at this time, the site is considered to be at high risk of fluvial flooding. The product 4 information provided by the Environment Agency was used in conjunction with their pre-application service. Within correspondence between Hexa Consulting Ltd and the Environment Agency a design flood level of circa 9.16mAOD was stipulated. As such, this is the design flood level being used for mitigation purposes.

To ensure the re-purposed building is resilient to flooding post development the following passive measures are to be proposed:

- Electrical sockets and switches on the ground floor to be raised to a minimum of 9.46mAOD, which is the design flood level of 9.16mAOD plus 300mm freeboard. These will sit 930mm above the finished floor level, which meets the stipulations with the building regulations and will therefore be accessible by wheelchair users.
- Flood resilient materials to be used at ground floor.
- Hard flooring to installed which is resilient to water ingress.
- During times of flooding, it is probable that water will enter the private drainage networks and adjacent public sewers. As such, non-return valves, will be installed at strategic locations within the surface water and foul networks to mitigate against surcharged water breaching flood defences.
- Any existing ventilation bricks or gaps below the design flood level to be sealed or replaced with solid bricks. Any required ventilation features will be positioned above the design flood level of 9.46mAOD.
- Service penetrations below the design flood level to be sealed or raised.
- External flood wall around the entire building circa 1m distance away from its face. The height of the wall will be 9.46mAOD, which is the design flood level of 9.16mAOD plus 300mm freeboard. Within the external flood wall there will be a number of strategic gaps aligned with doorways to allow for access and egress during times of no flooding. The installation of flood boards is discussed in the subsequent "reactive mitigation measures section. A cross section of the external flood wall can be found in **Appendix D**.

In addition to the above, reactive measures are also required to protect the building and its residents. As such, please note the following:

- The local area is protected by demountable flood defences. Whilst it is not possible to mitigate against failure, it is possible to protect the building should they be overtopped. As such, the building's residents and site operatives will have access to the Environment Agency flood warning system.

- Site operatives will be notified in advance of a flood defence breach. In turn, they will install flood boards at the aforementioned gaps in the external flood boards up to a height of 9.46mAOD. These flood boards will be in place for the duration of the storm, which is predicted to be between 12 and 36 hours.
- The flood boards will be stored in a convenient, easily accessible place at ground level. Residents will be provided with information regarding mitigation procedures, which will include stipulations on not impeding access to flood board storage.

The raising of the internal ground floor level above the design flood level of 9.16mAOD is not possible as the floor to ceiling height would be significantly below the 2.4m height required.

During the pre-application advice service with the EA and subsequent correspondence, which includes the Environment Agency Change of Use Guidance, the preferred maximum height of 500mm between the finished floor level and design flood level was stated. To achieve this, the ground floor level would need to be raised by 130mm. The external doorways are to remain in situ and therefore internal ramping would be required to achieve this. However, the raising of internal floor height is deemed unsuitable for the proposed development. The nominal raising of 130mm would present issues with retained internal features such as lifts or stairs. Should any flood waters enter the building, they will be relatively static and an increase in 130mm water height will not lead to any meaningful increases in velocity. As such, there is no increased risk of persons within the building in the unlikely event that they have not evacuated.

During times of flooding, a suitable evacuation plan for the resident is required. Please note the following:

- When a flood warning occurs site operatives will install the flood boards in the gaps within the flood wall to ensure the building and escape routes are encapsulated.
- Residents will be required to not enter the building until flood waters abate, which could take up to 36 hours.
- The flood walls will culminate at walkway in the southwest corner, where residents will exit onto the western end of commercial road which will be dry. Alternatively, ambulant residents could escape in the northeasterly direction, up a flight of stairs to Western Way.

As this site is a repurposing of a building into much needed residential accommodation and appropriate flood mitigation measures have been detailed, a sequential test has been deemed inappropriate for this development.

As stated by the Environment Agency the removal of internal flood spaces from the flood capacity, due to the inclusion of flood walls, flood compensation is not required.

The Environment Agency final official response received on 19th June 2026 stated that they accepted the justification for not raising the floor levels and alternative mitigation measures, but this was the ultimate decision of the Local Planning Authority. The Environment Agency response can be found in **Appendix G**.

In addition, there is a watercourse along the northeastern boundary of the site named "Higher Leat". It is imperative that access for maintenance is retained. Other than the flood wall in close proximity to the building, no other external works are taking place. As such, access to the watercourse will not be impeded as a consequence of the development.

6.0 Surface water drainage

Other than the flood wall, no other works are taking place to the external areas. As such, the existing surface water drainage strategy is not being altered, and the rates will not increase. The existing connections from the

private surface water drainage into the adjacent public sewer will be retained. To prevent surcharging from the surface water sewer into the internal, a number of non-return valves will be strategically installed with the private drainage network.

7.0 Foul water drainage

The internal configuration of the building is refurbished from offices to apartments. As such, additional connections and drainage will be required, discharging into the existing private foul water network. The proposed system will be gravity in nature with strategic non-return valves positioned to prevent surcharging from the combined sewer into the private drainage within the building, circumventing the external flood wall.

A pre-development enquiry was undertaken with South West Water whereby sufficient capacity within the existing combined system was confirmed. Please see **Appendix H**.

8.0 Appendices

Appendix A – Topographical Survey

Appendix B – South West Water Sewer Asset Maps

Appendix C – Utility Survey

Appendix D – Proposed Site Layout Plans

Appendix E – Environment Agency Product 4 information

Appendix F – Environment Agency Change of Use Guidance

Appendix G – Environment Agency Correspondence

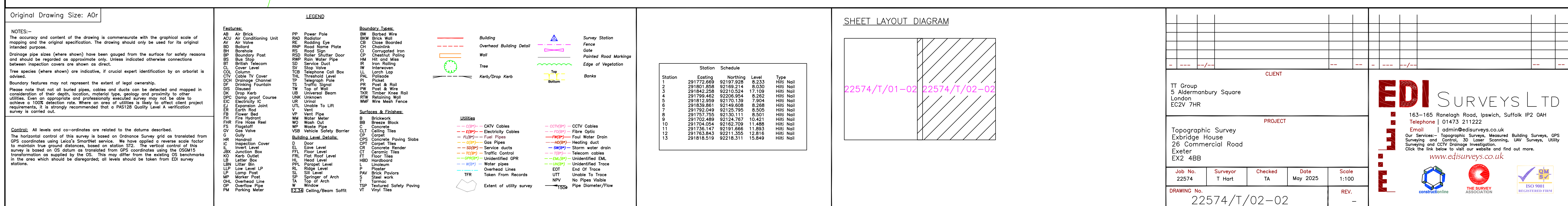
Appendix H – Pre-development Enquiry

Appendix A – Topographical Survey



YS L





Appendix B – South West Water Sewer Asset Maps

BRITISH TELECOM EXBRIDGE HOUSE COMMERCIAL



Sewer Pipe Details

Sewer Pipe Details		Common Shapes					Sewerage Structures				
Public - Foul		Circular	C	Barrel	B	U Shaped	UH	Manhole Foul		Manhole Surface	
Public - Surface		Rectangular	R	Trapezoidal	T	Horseshoe	HS	Manhole Combined		Manhole Private	
Public - Combined		Unknown	U	Egg Shape	E	Oval	OV	Manhole Soakaway		Catchment Hatch	
Public - Treated								Washout		Unusable Location	
Pumping Main								Buried			
Elevated		Vitrified Clay	VC	Alkathene	AK	Medium Density Polyvinylchloride	MDPE				
Unverified		Pre Cast	PCO	Asbestos Cement	AC	Unplasticised Polyvinylchloride	UPVC				
Abandoned		Concrete	CO	Polyvinylchloride	PVC	Unknown	U				
Highway											

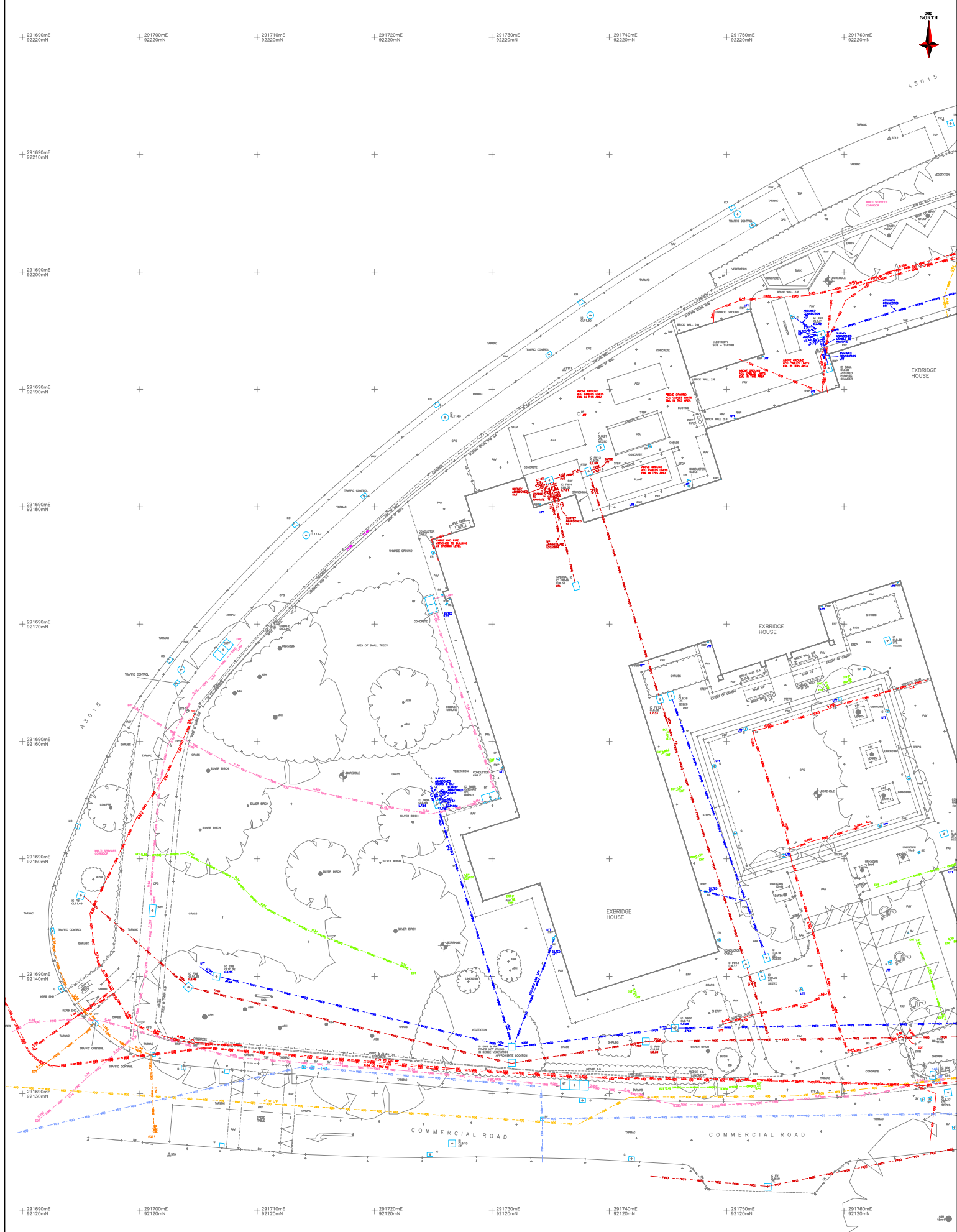
Exbridge House

Flood Risk Assessment and Drainage Impact Assessment

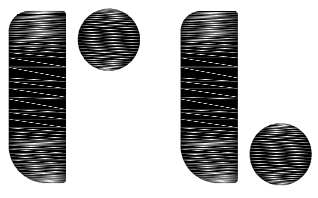
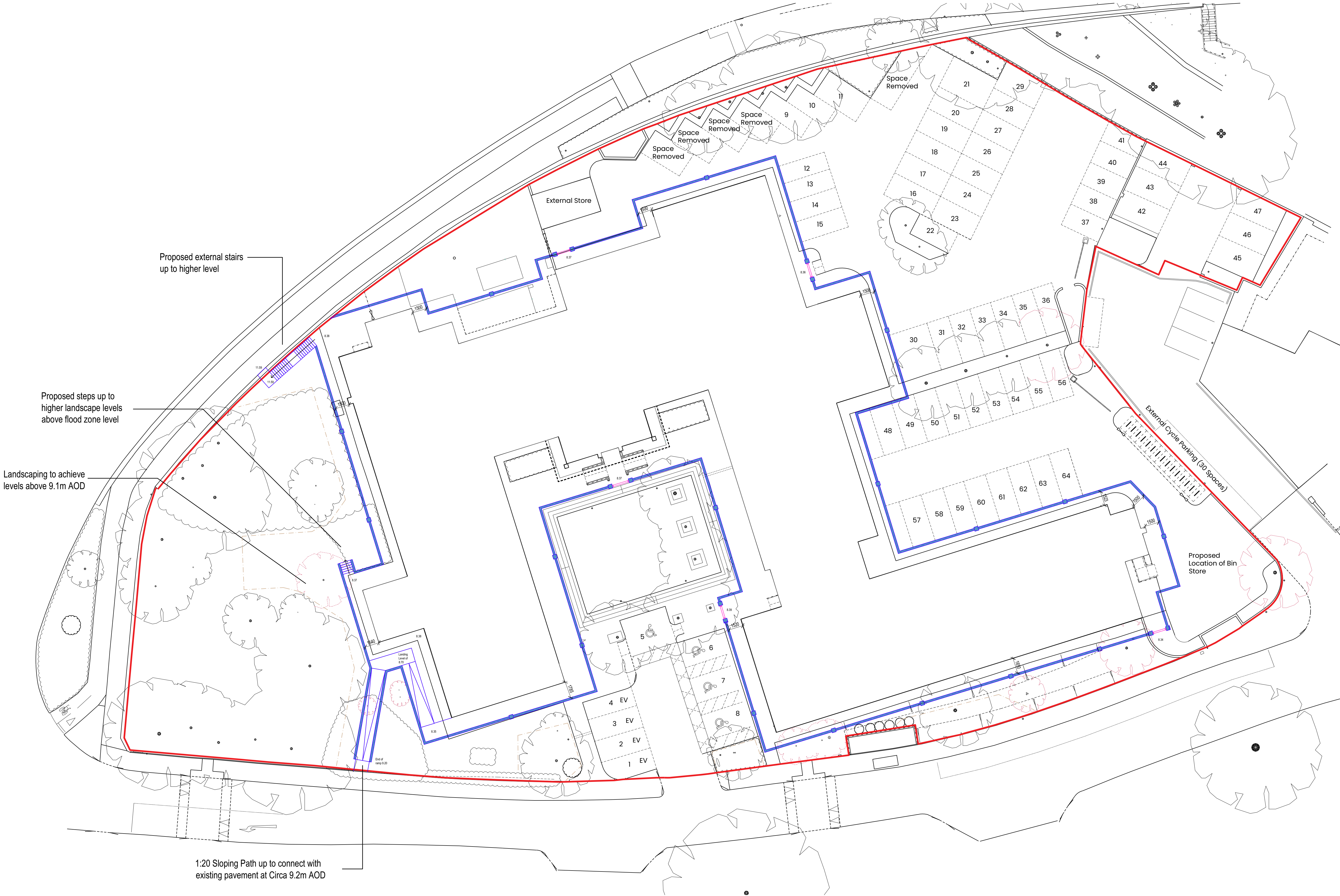
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Appendix C – Utility Survey

[illegible]

Appendix D – Proposed Site Layout Plans



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Registered Office: England No. 09656029

Project Name

Exbridge House

Client Name

TT Group

Drawing Title

Proposed Site Plan

Scale

1/200 • A1

Status

A3

Purpose Of Issue

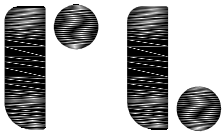
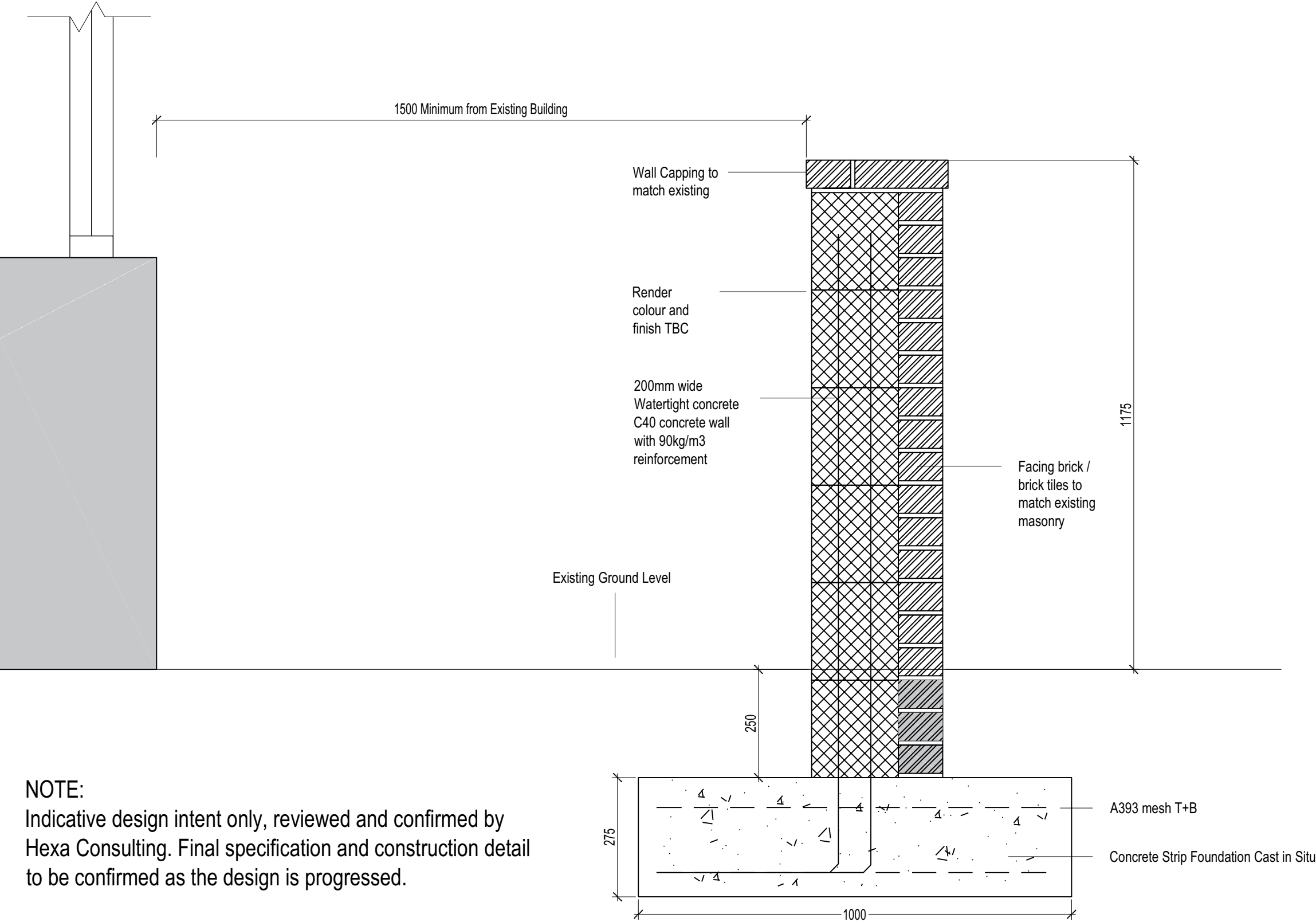
Issued for Planning

Number

P2001

Revision

P03



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Registered Office: England No. 06658029

Project Name

Exbridge House

Client Name

TT Group

Drawing Title

Indicative Flood Wall Section

Scale

1/10 • A3

Project No.

9572

Status

A3

Purpose Of Issue

Issued for Planning

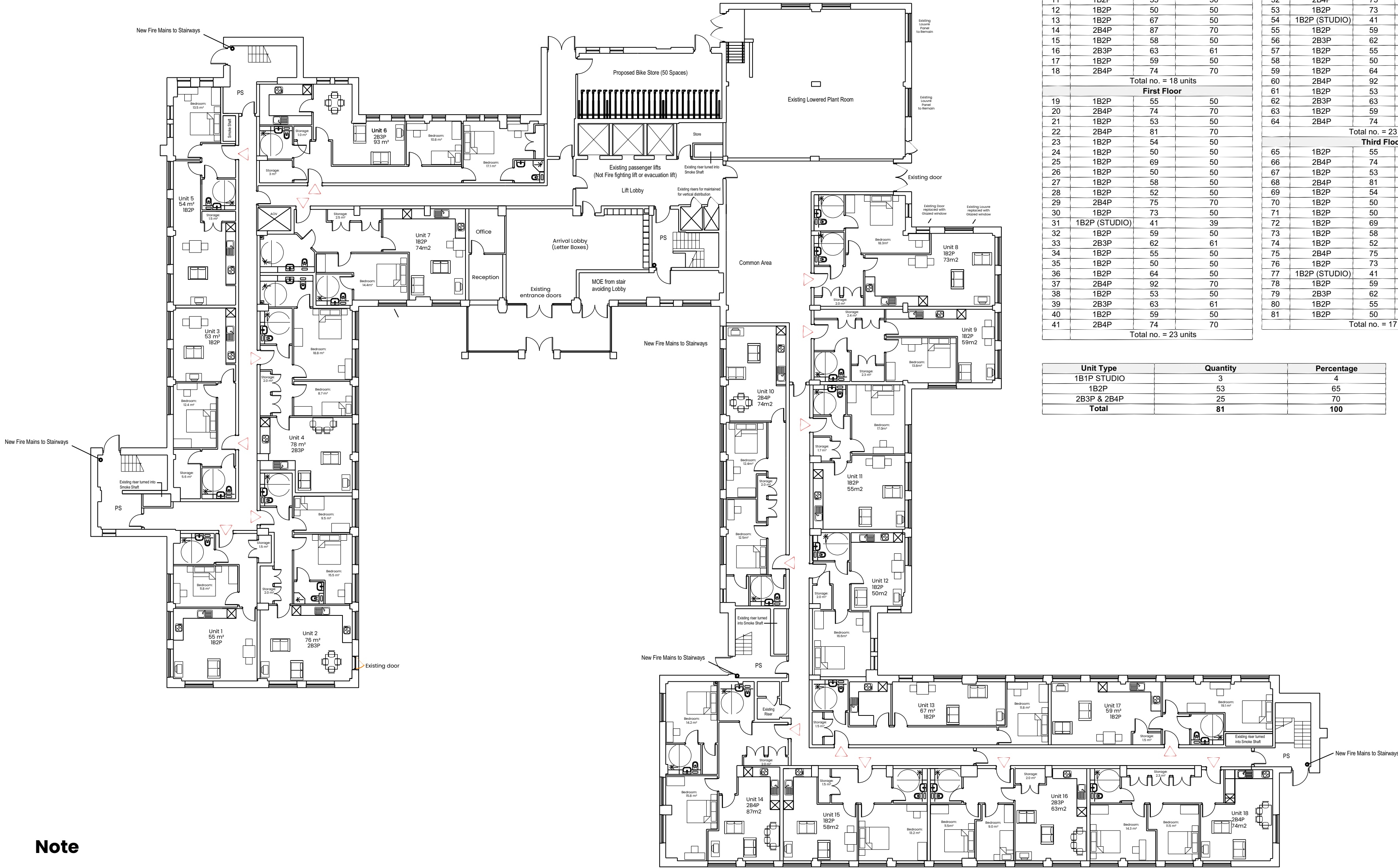
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9572	• RL	• XX	• 00	• DR	• A

Number

P4001

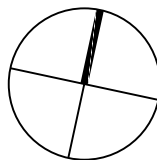
Revision

P02



Note

PS = Protected Stairway



Ground Floor			
Unit No.	Unit Type	Area (sq.m)	NDSS Min Space Standard (sq.m)
1	1B2P	55	50
2	2B3P	76	61
3	1B2P	53	50
4	2B3P	78	61
5	1B2P	54	50
6	2B3P	93	61
7	1B2P	74	50
8	1B2P	73	50
9	1B2P	59	50
10	2B4P	74	70
11	1B2P	55	50
12	1B2P	50	50
13	1B2P	67	50
14	2B4P	87	70
15	1B2P	58	50
16	2B3P	63	61
17	1B2P	59	50
18	2B4P	74	70
Total no. = 18 units			
First Floor			
19	1B2P	55	50
20	2B4P	74	70
21	1B2P	53	50
22	2B4P	81	70
23	1B2P	54	50
24	1B2P	50	50
25	1B2P	69	50
26	1B2P	50	50
27	1B2P	58	50
28	1B2P	52	50
29	2B4P	75	70
30	1B2P	73	50
31	1B2P (STUDIO)	41	39
32	1B2P	59	50
33	2B3P	62	61
34	1B2P	55	50
35	1B2P	50	50
36	1B2P	64	50
37	2B4P	92	70
38	1B2P	53	50
39	2B3P	63	61
40	1B2P	59	50
41	2B4P	74	70
Total no. = 23 units			

Second Floor			
Unit No.	Unit Type	Area (sq.m)	NDSS Min Space Standard (sq.m)
42	1B2P	55	50
43	2B4P	74	70
44	1B2P	53	50
45	2B4P	81	70
46	1B2P	54	50
47	1B2P	50	50
48	1B2P	50	50
49	1B2P	69	50
50	1B2P	58	50
51	1B2P	52	50
52	2B4P	75	70
53	1B2P	73	50
54	1B2P (STUDIO)	41	39
55	1B2P	59	50
56	2B3P	62	61
57	1B2P	55	50
58	1B2P	50	50
59	1B2P	64	50
60	2B4P	92	70
61	1B2P	53	50
62	2B3P	63	61
63	1B2P	59	50
64	2B4P	74	70
Total no. = 23 units			
Third Floor			
65	1B2P	55	50
66	2B4P	74	70
67	1B2P	53	50
68	2B4P	81	70
69	1B2P	54	50
70	1B2P	50	50
71	1B2P	50	50
72	1B2P	69	50
73	1B2P	58	50
74	1B2P	52	50
75	2B4P	75	70
76	1B2P	73	50
77	1B2P (STUDIO)	41	39
78	1B2P	59	50
79	2B3P	62	61
80	1B2P	55	50
81	1B2P	50	50
Total no. = 17 units			

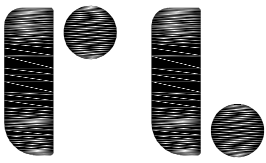
Unit Type	Quantity	Percentage
1B1P STUDIO	3	4
1B2P	53	65
2B3P & 2B4P	25	70
Total	81	100

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Rev	Date	By	Chk	Description
P01	24.10.25	OJF	AWR	First Issue
P02	12.11.25	OJF	AWR	Window louvre panels shown and corresponding apartments adjusted
P03	24.11.25	SMH	OJF	Cycle Store Reconfigured
P04	14.05.26	SMH	AWR	Layout amended following daylight/sunlight analysis
P05	16.06.2026	SMH	AWR	Layout amended following daylight/sunlight analysis
P06	22.06.2026	SMH	AWR	Issued for Planning



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Registered Office: England No. 06658029

Project Name

Exbridge House

Client Name

Telereal Trillium

Drawing Title

Proposed Floor Plans
Ground Floor

Scale

1/200 • A2

Project No.

9572

Status

A3

Purpose Of Issue

Issued for Planning

Project Org Vol Level Form Role
9572 • RL • XX • 00 • DR • A

Number

P2101

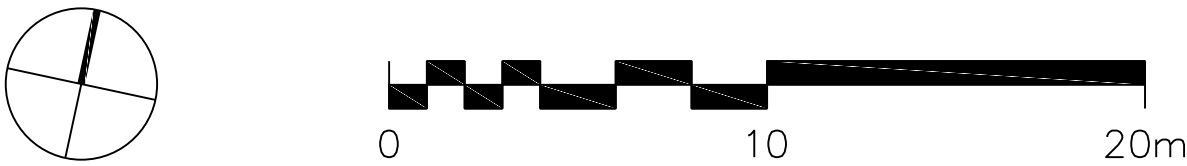
Revision

P06



Note

PS = Protected Stairway



Ground Floor			
Unit No.	Unit Type	Area (sq.m)	NDSS Min Space Standard (sq.m)
1	1B2P	55	50
2	2B3P	76	61
3	1B2P	53	50
4	2B3P	78	61
5	1B2P	54	50
6	2B3P	93	61
7	1B2P	74	50
8	1B2P	73	50
9	1B2P	59	50
10	2B4P	74	70
11	1B2P	55	50
12	1B2P	50	50
13	1B2P	67	50
14	2B4P	87	70
15	1B2P	58	50
16	2B3P	63	61
17	1B2P	59	50
18	2B4P	74	70
Total no. = 18 units			
First Floor			
19	1B2P	55	50
20	2B4P	74	70
21	1B2P	53	50
22	2B4P	81	70
23	1B2P	54	50
24	1B2P	50	50
25	1B2P	69	50
26	1B2P	50	50
27	1B2P	58	50
28	1B2P	52	50
29	2B4P	75	70
30	1B2P	73	50
31	1B2P (STUDIO)	41	39
32	1B2P	59	50
33	2B3P	62	61
34	1B2P	55	50
35	1B2P	50	50
36	1B2P	64	50
37	2B4P	92	70
38	1B2P	53	50
39	2B3P	63	61
40	1B2P	59	50
41	2B4P	74	70
Total no. = 23 units			

Unit Type	Quantity	Percentage
1B1P STUDIO	3	4
1B2P	53	65
2B3P & 2B4P	25	70
Total	81	100

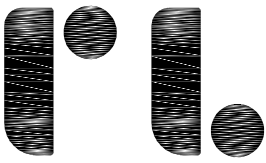
Second Floor			
Unit No.	Unit Type	Area (sq.m)	NDSS Min Space Standard (sq.m)
42	1B2P	55	50
43	2B4P	74	70
44	1B2P	53	50
45	2B4P	81	70
46	1B2P	54	50
47	1B2P	50	50
48	1B2P	50	50
49	1B2P	69	50
50	1B2P	58	50
51	1B2P	52	50
52	2B4P	75	70
53	1B2P	73	50
54	1B2P (STUDIO)	41	39
55	1B2P	59	50
56	2B3P	62	61
57	1B2P	55	50
58	1B2P	50	50
59	1B2P	64	50
60	2B4P	92	70
61	1B2P	53	50
62	2B3P	63	61
63	1B2P	59	50
64	2B4P	74	70
Total no. = 23 units			
Third Floor			
65	1B2P	55	50
66	2B4P	74	70
67	1B2P	53	50
68	2B4P	81	70
69	1B2P	54	50
70	1B2P	50	50
71	1B2P	50	50
72	1B2P	69	50
73	1B2P	58	50
74	1B2P	52	50
75	2B4P	75	70
76	1B2P	73	50
77	1B2P (STUDIO)	41	39
78	1B2P	59	50
79	2B3P	62	61
80	1B2P	55	50
81	1B2P	50	50
Total no. = 17 units			

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P05	22.06.2026	SMH	AWR	Issued for Planning



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Registered Office: England No. 08658029

Project Name

Exbridge House

Client Name

Telereal Trillium

Drawing Title

Proposed Floor Plans
First Floor

Scale

1/200 • A2

Project No.

9572

Status

A3

Purpose Of Issue

Issued for Planning

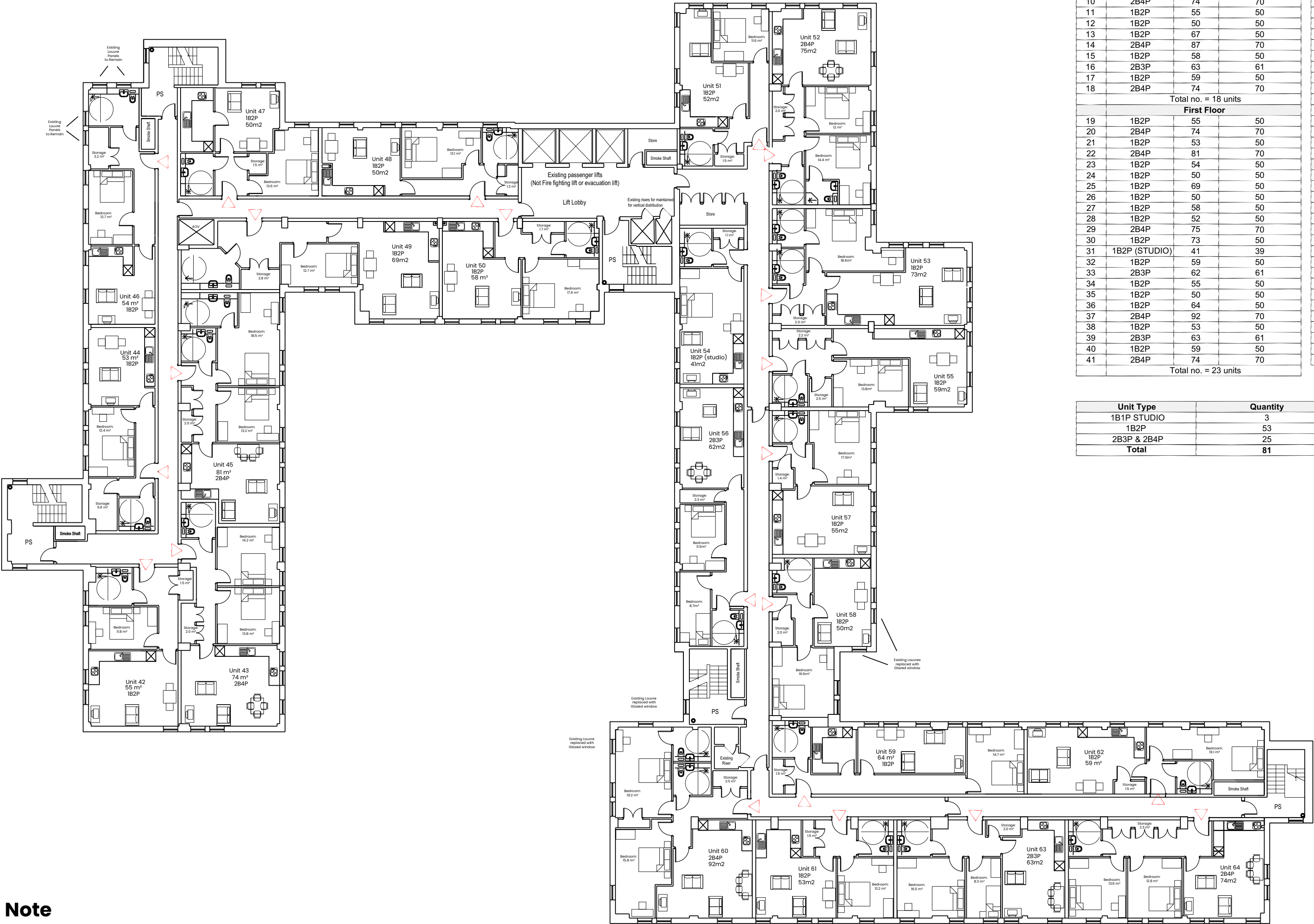
Project	Org	Vol	Level	Form	Role
9572	• RL	• XX	• 01	• DR	• A

Number

P2111

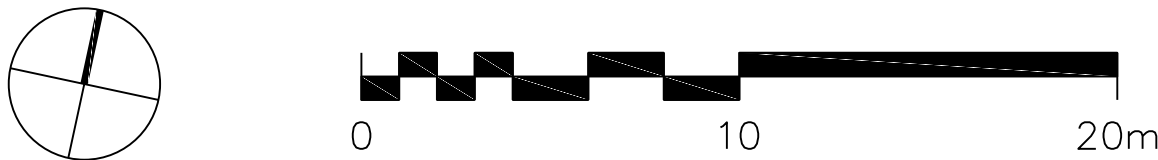
Revision

P05



Note

PS = Protected Stairway



Ground Floor			
Unit No.	Unit Type	Area (sq.m)	NDSS Min Space Standard (sq.m)
1	1B2P	55	50
2	2B3P	76	61
3	1B2P	53	50
4	2B3P	78	61
5	1B2P	54	50
6	2B3P	93	61
7	1B2P	74	50
8	1B2P	73	50
9	1B2P	59	50
10	2B4P	74	70
11	1B2P	55	50
12	1B2P	50	50
13	1B2P	67	50
14	2B4P	87	70
15	1B2P	58	50
16	2B3P	63	61
17	1B2P	59	50
18	2B4P	74	70
Total no. = 18 units			
First Floor			
19	1B2P	55	50
20	2B4P	74	70
21	1B2P	53	50
22	2B4P	81	70
23	1B2P	54	50
24	1B2P	50	50
25	1B2P	69	50
26	1B2P	50	50
27	1B2P	58	50
28	1B2P	52	50
29	2B4P	75	70
30	1B2P	73	50
31	1B2P (STUDIO)	41	39
32	1B2P	59	50
33	2B3P	62	61
34	1B2P	55	50
35	1B2P	50	50
36	1B2P	64	50
37	2B4P	92	70
38	1B2P	53	50
39	2B3P	63	61
40	1B2P	59	50
41	2B4P	74	70
Total no. = 23 units			

Unit Type	Quantity	Percentage
1B1P STUDIO	3	4
1B2P	53	65
2B3P & 2B4P	25	70
Total	81	100

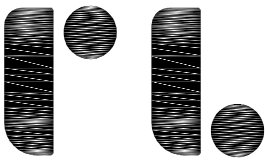
Second Floor			
Unit No.	Unit Type	Area (sq.m)	NDSS Min Space Standard (sq.m)
42	1B2P	55	50
43	2B4P	74	70
44	1B2P	53	50
45	2B4P	81	70
46	1B2P	54	50
47	1B2P	50	50
48	1B2P	50	50
49	1B2P	69	50
50	1B2P	58	50
51	1B2P	52	50
52	2B4P	75	70
53	1B2P	73	50
54	1B2P (STUDIO)	41	39
55	1B2P	59	50
56	2B3P	62	61
57	1B2P	55	50
58	1B2P	50	50
59	1B2P	64	50
60	2B4P	92	70
61	1B2P	53	50
62	2B3P	63	61
63	1B2P	59	50
64	2B4P	74	70
Total no. = 23 units			
Third Floor			
65	1B2P	55	50
66	2B4P	74	70
67	1B2P	53	50
68	2B4P	81	70
69	1B2P	54	50
70	1B2P	50	50
71	1B2P	50	50
72	1B2P	69	50
73	1B2P	58	50
74	1B2P	52	50
75	2B4P	75	70
76	1B2P	73	50
77	1B2P (STUDIO)	41	39
78	1B2P	59	50
79	2B3P	62	61
80	1B2P	55	50
81	1B2P	50	50
Total no. = 17 units			

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P01	24.10.25	OJF	AWR	First Issue
P02	12.11.25	OJF	AWR	Window louvre panels shown and corresponding apartments adjusted
P03	14.05.26	SMH	AWR	Layout amended following daylight/sunlight analysis
P04	16.06.2026	SMH	AWR	Layout amended following daylight/sunlight analysis
P05	22.06.2026	SMH	AWR	Issued for Planning



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Project Name

Exbridge House

Client Name

Telereal Trillium

Drawing Title

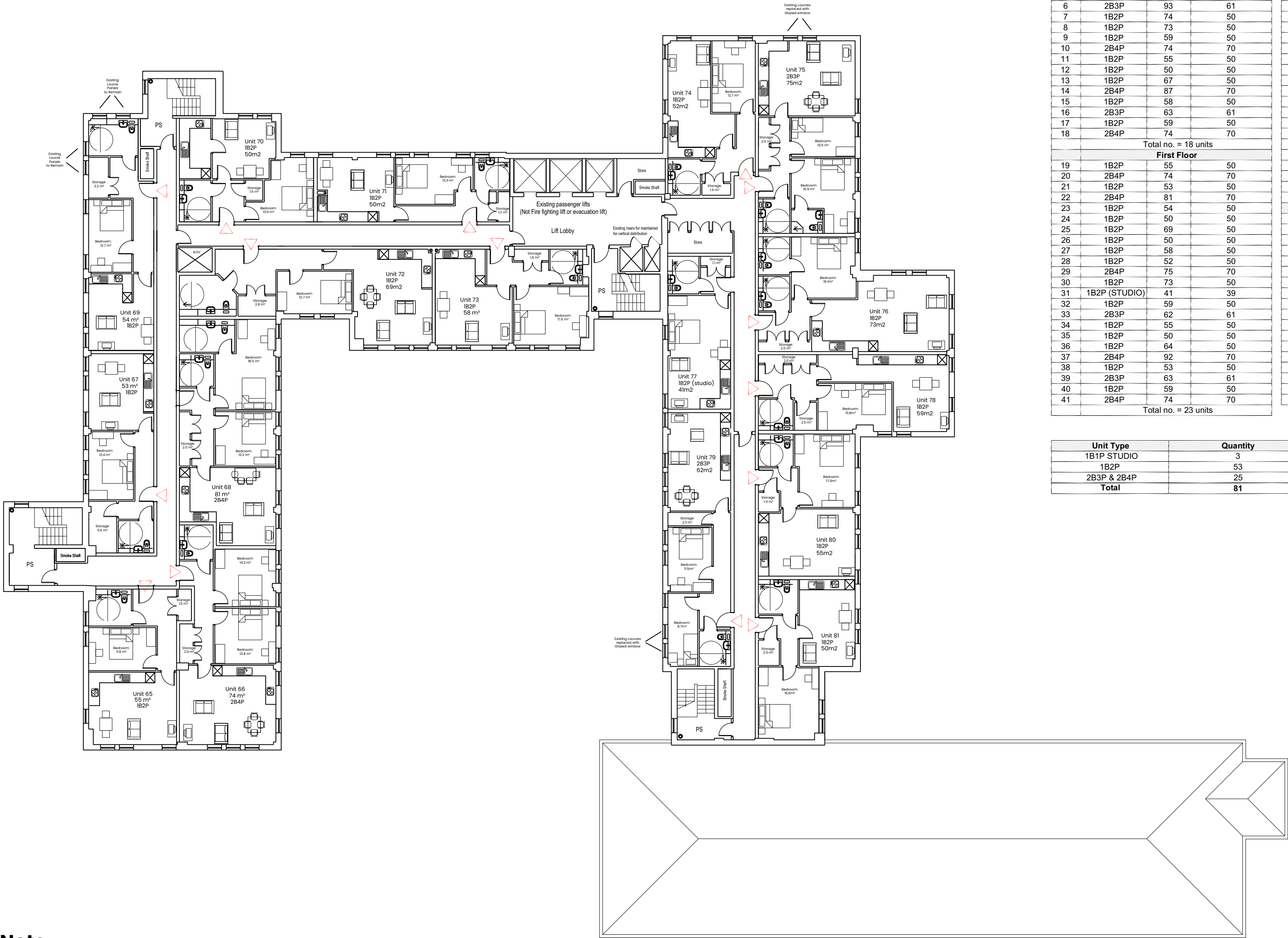
Proposed Floor Plans
Second Floor

Scale	Project No.
1/-200• A2	9572

Status	Purpose Of Issue
A3	Issued for Planning

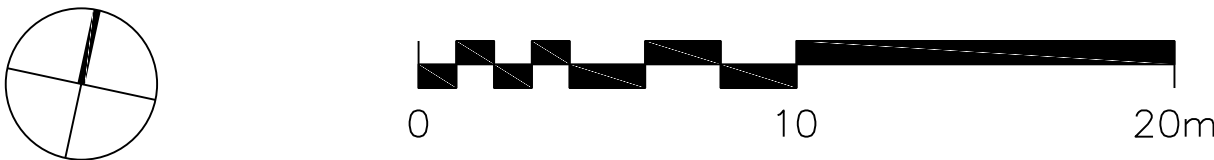
Project	Org	Vol	Level	Form	Role
9572	• RL	• XX	• 02	• DR	• A

Number	Revision
P2121	P05



Note

PS = Protected Stairway



Ground Floor			
Unit No.	Unit Type	Area (sq.m)	NDSS Min Space Standard (sq.m)
1	1B2P	55	50
2	2B3P	76	61
3	1B2P	53	50
4	2B3P	78	61
5	1B2P	54	50
6	2B3P	93	61
7	1B2P	74	50
8	1B2P	73	50
9	1B2P	59	50
10	2B4P	74	70
11	1B2P	55	50
12	1B2P	50	50
13	1B2P	67	50
14	2B4P	87	70
15	1B2P	58	50
16	2B3P	63	61
17	1B2P	59	50
18	2B4P	74	70
Total no. = 18 units			
First Floor			
19	1B2P	55	50
20	2B4P	74	70
21	1B2P	53	50
22	2B4P	81	70
23	1B2P	54	50
24	1B2P	50	50
25	1B2P	69	50
26	1B2P	50	50
27	1B2P	58	50
28	1B2P	52	50
29	2B4P	75	70
30	1B2P	73	50
31	1B2P (STUDIO)	41	39
32	1B2P	59	50
33	2B3P	62	61
34	1B2P	55	50
35	1B2P	50	50
36	1B2P	64	50
37	2B4P	92	70
38	1B2P	53	50
39	2B3P	63	61
40	1B2P	59	50
41	2B4P	74	70
Total no. = 23 units			

Unit Type	Quantity	Percentage
1B1P STUDIO	3	4
1B2P	53	65
2B3P & 2B4P	25	70
Total	81	100

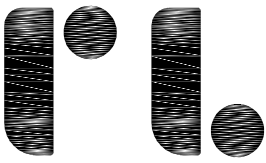
Second Floor			
Unit No.	Unit Type	Area (sq.m)	NDSS Min Space Standard (sq.m)
42	1B2P	55	50
43	2B4P	74	70
44	1B2P	53	50
45	2B4P	81	70
46	1B2P	54	50
47	1B2P	50	50
48	1B2P	50	50
49	1B2P	69	50
50	1B2P	58	50
51	1B2P	52	50
52	2B4P	75	70
53	1B2P	73	50
54	1B2P (STUDIO)	41	39
55	1B2P	59	50
56	2B3P	62	61
57	1B2P	55	50
58	1B2P	50	50
59	1B2P	64	50
60	2B4P	92	70
61	1B2P	53	50
62	2B3P	63	61
63	1B2P	59	50
64	2B4P	74	70
Total no. = 23 units			
Third Floor			
65	1B2P	55	50
66	2B4P	74	70
67	1B2P	53	50
68	2B4P	81	70
69	1B2P	54	50
70	1B2P	50	50
71	1B2P	50	50
72	1B2P	69	50
73	1B2P	58	50
74	1B2P	52	50
75	2B4P	75	70
76	1B2P	73	50
77	1B2P (STUDIO)	41	39
78	1B2P	59	50
79	2B3P	62	61
80	1B2P	55	50
81	1B2P	50	50
Total no. = 17 units			

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P01	24.10.25	QJF	AWR	First Issue
P02	12.11.25	QJF	AWR	Window louvre panels shown and corresponding apartments adjusted
P03	14.05.26	SMH	AWR	Layout amended following daylight/sunlight analysis
P04	16.06.2026	SMH	AWR	Layout amended following daylight/sunlight analysis
P05	22.06.2026	SMH	AWR	Issued for Planning



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Project Name

Exbridge House

Client Name

Telereal Trillium

Drawing Title

Proposed Floor Plans
Third Floor

Scale

1/200 • A2

Project No.

9572

Status

A3

Purpose Of Issue

Issued for Planning

Project	Org	Vol	Level	Form	Role
9572	• RL	• XX	• 03	• DR	• A

Number

P2131

Revision

P05

Appendix E – Environment Agency Product 4 Information

Flood risk assessment data



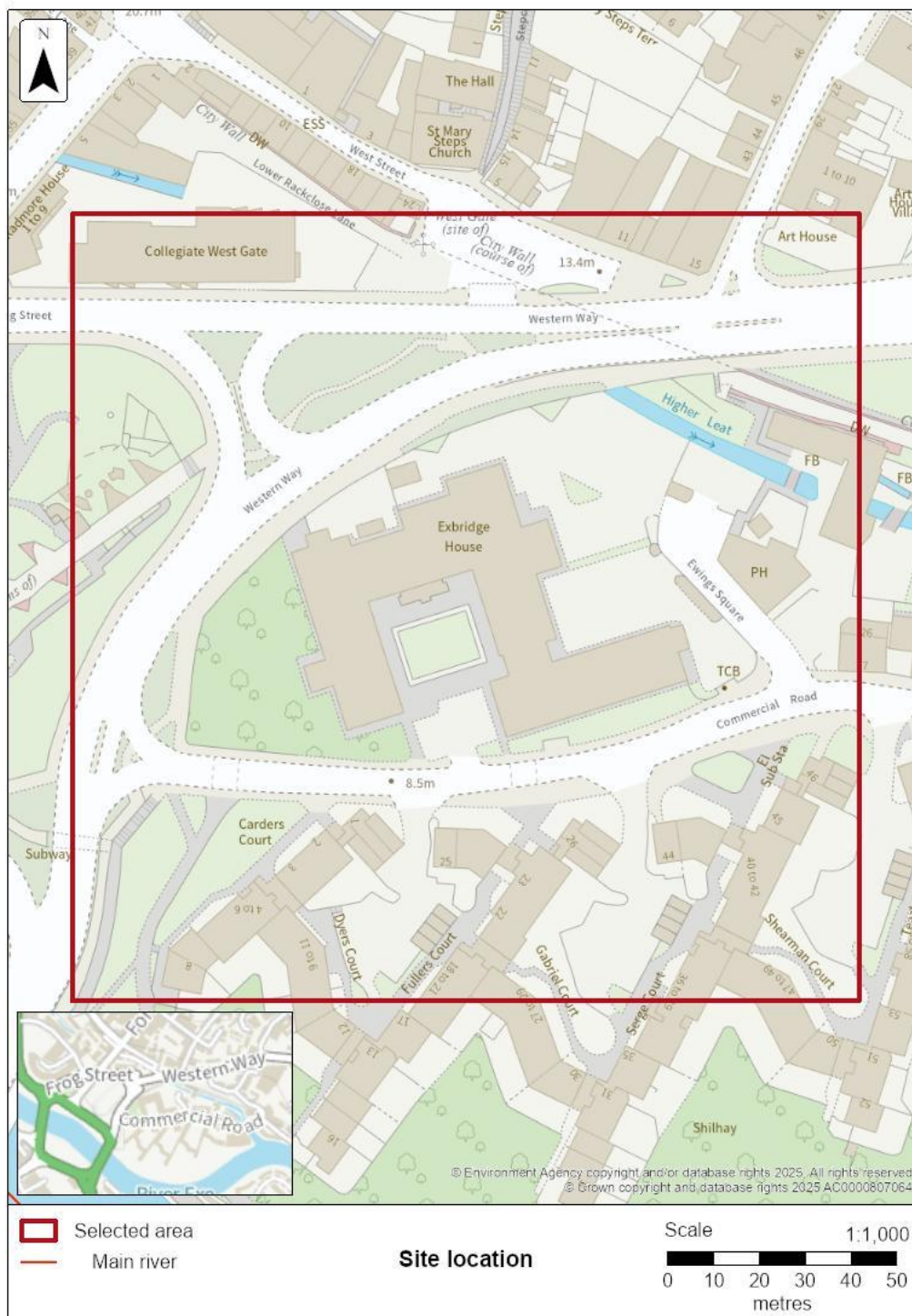
Location of site: 291763 / 92164 (shown as easting and northing coordinates)

Document created on: 31 October 2025

This information was previously known as a product 4.

Customer reference number: R4X3MKPN551J

Map showing the location that flood risk assessment data has been requested for.



Surface water and other sources of flooding

When using the surface water map on the [check your long term flood risk service](#) the following considerations apply:

- surface water extents are suitable for use in planning
- surface water climate change scenarios may help to inform risk assessments, but the available data fall short of what is required to assess planned development
- surface water depth information should not be used for planning purposes

To find out about other factors that might affect the flood risk of this location, you should also check:

- [reservoir flood risk](#)
- groundwater flood risk - you could use the [British Geological Survey groundwater flooding data](#), [groundwater: current status and flood risk](#) and the guide on [mining and groundwater constraints for development](#) - further information may be available from the lead local flood authority (LLFA)
- your local planning authority's SFRA, which includes future flood risk

Your Lead Local Flood Authority is Devon County.

For information about sewer flooding, contact the relevant water company for the area.

Flood map for planning (rivers and the sea)

Your selected location is in flood zone 3.

Flood zone 3 shows the area at risk of flooding for an undefended flood event with a:

- 0.5% or greater probability of occurring in any year for flooding from the sea
- 1% or greater probability of occurring in any year for fluvial (river) flooding

Flood zone 2 shows the area at risk of flooding for an undefended flood event with:

- between a 0.1% and 0.5% probability of occurring in any year for flooding from the sea
- between a 0.1% and 1% probability of occurring in any year for fluvial (river) flooding

It's important to remember that the flood zones on this map:

- refer to the land at risk of flooding and do not refer to individual properties
- refer to the probability of river and sea flooding, ignoring the presence of defences
- do not take into account potential impacts of climate change

Flood map for planning

Location (easting/northing)
291763/92164

Scale
1:10,000

Created
31 Oct 2025

Selected area

Main river

Flood defence

Flood Zone 3

Flood Zone 2

0 100 200 300 400 500
metres

Past floods

Past flood events included in this document

The recorded flood outlines included in this document are for areas of land local to your site location that have been flooded by any of these sources:

- ephemeral water
- main rivers
- ordinary watercourses
- the sea
- unknown

Data limitations

The outlines do not include flooding from:

- drainage where rainfall has led to surface water ponding or overland runoff
- artificial, water-bearing sewer, water supply and wastewater treatment pipelines

Changes to flood defences

The defences (also known as assets) that were in place may also have changed. For example, assets may have been built more recently than the last recorded flood outline.

What the recorded flood outlines dataset is

The recorded flood outlines are a geographical information system (GIS) data layer that show our verified records of areas that have flooded in the past from:

- rivers
- the sea
- groundwater
- surface water

[Download the complete recorded flood outlines dataset](#), which includes data quality flags for outlines recorded after April 2020. This indicates the confidence we have in an outline.

Get flood information from other organisations

Contact Devon County Lead Local Flood Authority (LLFA) and your drainage board to get information about past flooding caused by surface water or drainage systems.

Past floods

Location (easting/northing)
291763/92164

Scale
1:10,000

Created
31 Oct 2025

Selected area

Main river

Date of flood event

December, 1993

December, 1979

January, 1971

December, 1960

October, 1960

September, 1960

1960

November, 1950

Prehistoric

0 100 200 300 400 500
metres

Records of flooding

Date	Location	Detail	Estimated Number of Properties Flooded	Flood Source
<Null>	Broadhembury	Exeter - "A great part of Exbridge by means of high water fell down, and sundry persons therewith destroyed." high water""	0	Fluvial
<Null>	Exeter	Exeter - "A tremendous flood swept through the valley, causing great devastation. In the town of Tiverton alone 53 houses were destroyed"	0	Fluvial
08/12/2007	Exeter	Exeter - Heavy rain had fallen consistently over the area since Wednesday 5th of December with particularly heavy falls on Thursday 6th and Saturday the 8th. Maximum rainfall was recorded at Bellever as 43mm on Saturday 8th. Flood Warning issued	0	Fluvial

Date	Location	Detail	Estimated Number of Properties Flooded	Flood Source
<Null>	Exeter	Exeter - """"A great part of Exbridge through foul weather and high water fell down and again soon repaired"""" high flows	0	Fluvial
<Null>	Exeter	Exeter - ""The old bridge over the Exe had twelve arches, and was built about 1250, by subscription; but Walter Gerves, who was the largest contributor, and left lands for its maintenance, was considered its founder. It was nearly swept away	0	Fluvial
<Null>	Exeter	Exeter: low lands completely flooded and brooks much swollen. In St Thomas's some houses were 2 to 3 feet deep. high flows	0	Fluvial
<Null>	Exeter	Exeter: had a tremendous thunderstorm which flooded streets and low lands near the city but otherwise no damage was reported """"thunderstorm lasting several hours deluged the lower parts of the city and overflowed the low lands along the river.	0	Surface Water

Date	Location	Detail	Estimated Number of Properties Flooded	Flood Source
<Null>	Exeter	Exeter: Thunderstorm more severe than for many years. thunderstorm	0	Surface Water
<Null>	Exeter	Exeter: Thunderstorm localised at Exeter last half an hour with rain and hail stones of large size. Streets were flooded and gutters choked by hail thunderstorm	0	Surface Water
<Null>	Exeter	Exeter area was visited by a severe thunderstorm. Heavy rain lasted nearly three hours. One man was killed by lightning. The storm was most violent between Exeter and the sea and the River Exe to Exmouth was flooded with hedges and trees washed dow	0	Fluvial

This list contains the records of flooding we hold, that may be relevant to the specified location. Although this information is compiled to the best of our knowledge, the absence of flooding does not mean that an area has not flooded in the past, nor guarantee it will not flood in the future. Our records are updated as more information comes to light, and as flood incidents occur.

Flood defences and attributes

The flood defences map shows the location of the flood defences present.

The flood defences data table shows the type of defences and their condition. It shows the height above sea level of the top of the flood defence (crest level). The height is in mAOD which is the metres above the mean sea level at Newlyn, Cornwall.

It's important to remember that flood defence data may not be updated on a regular basis. The information here is based on the best available data.

Use this information:

- to help you assess if there is a reduced flood risk for this location because of defences
- with any information in the modelled data section to find out the impact of defences on flood risk