

Jackie Witt  
Dorset Council - North  
Development Control  
Nordon Salisbury Road  
Blandford Forum  
Dorset  
DT11 7LL

**Our ref:** WX/2021/135006/01-L01  
**Your ref:** P/FUL/2021/00063

**Date:** 04 March 2021

Dear Ms Witt

**FORM A FLOODPLAIN COMPENSATION AREA AS PART OF AND ADJACENT TO  
GILLINGHAM PRINCIPAL STREET AT LAND EAST OF THE B3092 SOUTH OF  
THE RIVER LODDEN, MADJESTON, GILLINGHAM**

Thank you for consulting us on the above application. Our comments herein relate exclusively to the floodplain compensation scheme proposed in mitigation of the impact of the western extent of the proposed Principal Street (dealt with under planning application 2/2020/0379/FUL) upon the Main River Lodden floodplain. The current planning application under review is closely linked to the Principal Street planning application (2/2020/0379/FUL) and Southern Urban Extension development planning application (2/2018/0036/OUT) and there exist interdependent requirements, documents and planning conditions with regards flood risk.

We require careful phasing of works impacting the floodplain, ensuring no infilling or ground raising (permanent or temporary) within the modelled Flood Zones before the completion of the necessary flood compensatory works. We do not offer comment herein in relation to the associated planning applications.

We have reviewed the submitted documents, including Flood Risk Assessment (prepared by JBA, Rev A dated June 2020, P01), Design Statement (no date or reference), and drawings HI1177/81/02/Orig (Swale Discharge), HI1177/82/01/Orig (Location and Site Plan) and HI1177/82/02/Orig (Plan and Long Section). Please note that we reviewed, and accepted, the above FRA under the associated Principal Street planning application and have not undertaken further review as a result of this submission. We have previously accepted the aligned hydrology and hydraulic model as fit for purpose as the appropriate baseline for determining the application with National Planning Policy and its associated Practice Guidance.

Based on the above FRA including appendices and additional submitted plots, we comments:

Environment Agency  
Rivers House (Sunrise Business Park) Higher Shaftesbury Road, Blandford Forum, Dorset, DT11 8ST.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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The FRA includes calculations and model results addressing the proposed floodplain compensation scheme. As we have previously advised (under the Principal Street application), minor impacts are shown by the model results within upstream open land (on the Lodden Lakes allocation site and the associated southern urban extension development site), even under the 'with floodplain compensatory storage' model results.

Whilst these increases appear to be very minor and may not be of great concern we continue the LPA to carefully consider their position within their decision making process on the associated development site and particularly where impacts fall within third party land.

On the assumption that the LPA are able to manage any possible associated flood risk impact we would support the proposed floodplain compensatory scheme 'in principle' as outlined within the submitted FRA and appendices. Provided the submitted 'long section' drawing aligns with the FRA calculations and modelled floodplain compensatory arrangement, we would have no objection to the proposals subject to the following planning conditions to tie any approval to the submitted FRA and other documents, and to address further detailed design and phasing as follows, The proposed development will only meet the National Planning Policy Framework's requirements in relation to flood risk if the following planning conditions are included.

## **CONDITION**

We request a condition is attached to any planning permission requiring the development to be carried out in accordance with the submitted flood risk assessment (prepared by JBA, Rev A dated June 2020, P01) and the mitigation measures it details, including Appendices B and C and aforementioned additional plots.

## **CONDITION**

We would also request a suitable condition to ensure detailed design of the floodplain compensation scheme, including a phasing requirement to ensure that the floodplain compensation scheme is fully agreed in detail and constructed on site prior to the commencement of any earthworks associated with construction of the road embankment (or other loss of storage) where it falls within the floodplain.

## **Reasons**

To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided when required.

## **INFORMATIVE**

This development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed (permanent or temporary) works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent. Some activities are also now [excluded](#) or [exempt](#). An environmental permit is in addition to and a separate process from obtaining planning permission. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Please contact [Blandford.frap@environment-agency.gov.uk](mailto:Blandford.frap@environment-agency.gov.uk) with details of permitted Cont/d..

works with details of permitted works and state your planning application reference.

## **Final comments**

Please consult us on the details submitted to your authority to discharge these conditions and on any subsequent amendments/alterations.

In accordance with the planning practice guidance (determining a planning application, paragraph 019), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Thank you again for consulting us. If you have any queries regarding our response please get in touch at [swx.sp@environment-agency.gov.uk](mailto:swx.sp@environment-agency.gov.uk)

Yours sincerely,

**Matthew Pearce**  
**Planning Advisor**

Tel – 02077 140992

Email – [swx.sp@environment-agency.gov.uk](mailto:swx.sp@environment-agency.gov.uk)