

Jo Witherden

From: FloodRiskManagement [REDACTED]
Sent: 26 April 2017 15:06
To: 'Jo Witherden' [REDACTED]
Cc: [REDACTED] Richard C Dodson
Subject: Re: DCC FRM SW & Floodrisk - Fontmell Magna NP options consultation

Fao: Jo Witherden / Dorset Planning Consultant Ltd
Re: DCC FRM SW & Floodrisk - Fontmell Magna NP options consultation
Our Ref: PPE17-016

Hello Jo

In reply to your enquiry of 20/03/2017, as submitted to DCC Planning. I apologise for our (FRM) delayed response;

I have reviewed the documents supplied that are relevant to our remit / involvement as statutory consultee for surface water management, associated with major development proposals (i.e. 10 dwellings / 1ha), and broader involvement in terms of flood investigation & regulation of Ordinary Watercourses (Land Drainage Consent – s23 Land Drainage Act), principally the Strategic Environmental Assessment (SEA) document and Site Assessment sections of the main Neighbourhood Plan.

However I am bound to highlight that (fluvial) flood risk, associated with the relevant Main River channel (Fontmell Brook) and floodplain/s (Flood Zones 2 & 3), remain the remit of the Environment Agency (EA). Regulation of works in proximity to watercourses with Main River status, equally remains the remit of the EA, in accordance with the Water Resources Act and (Wessex) Byelaws legislation.

Accordingly we offer the following site specific screening, input on documents supplied and generic comments based upon our role (DCC FRM).

SEA Document

Table 4 (page 11) – Relevant Plans, Programmes & Objectives / Soil, Water, Air & Climatic Factors

We acknowledge the reference to NPPF & DCC's Strategy, to the promotion of sustainable use of water, the steering of development away from areas of highest risk and application of sequential & exception tests, and reduction of vulnerability to climate change.

S7.1 – Main Issues

We acknowledge the reference to potential flood risk to new or existing development and increased runoff.

Site 1 – The site falls within Flood Zone 1 (low risk of fluvial flooding), but is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:30/100/1000 year) and fluvial risk (Flood Zones 2 & 3 medium / high risk) in to the Main River channel (Fontmell Brook) which appears to form the northern boundary of the site. Any redevelopment proposals would need to consider this localised (prevailing) flood risk associated with the adjacent watercourse, and the management of surface water runoff generated by the site.

Site 9 - The site falls within Flood Zone 1 (low risk of fluvial flooding), but is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:1000 year) with an overland flow path north-south, from an existing pond feature to an Ordinary Watercourse located outside and south of the site. Any redevelopment proposals would need to consider both the prevailing risk of surface water flooding, together with the management of surface water runoff generated by the site.

Site10.2 – This brownfield / previously developed site falls within Flood Zone 1 (low risk of fluvial flooding), and is not shown by relevant mapping to be at (theoretical) risk of surface water flooding. However any development proposals would need to consider the management of surface water runoff generated by the site.

Site 10.3 - The site falls within Flood Zone 1 (low risk of fluvial flooding), and is not shown by relevant mapping to be at (theoretical) risk of surface water flooding. The site is approximately 20/30m south of the Main River channel (Fontmell Brook). Any development proposals would need to consider the management of surface water runoff generated by the site.

Site 12 - The site falls within Flood Zone 1 (low risk of fluvial flooding), and is not shown by relevant mapping to be at (theoretical) risk of surface water flooding. The site is approximately 30/40m North of the Main River channel (Fontmell Brook). Both the southern site boundary and adjacent highway (Mill Street) are thought to be impacted by fluvial flood risk (Flood Zones 2 & 3 medium / high risk). Any development proposals would need to consider the management of surface water runoff generated by the site.

Site 20 - The brownfield / previously developed site falls within Flood Zone 1 (low risk of fluvial flooding), and is not shown by relevant mapping to be at (theoretical) risk of surface water flooding. However any development proposals would need to consider the management of surface water runoff generated by the site.

Site 22 - The site falls within Flood Zone 1 (low risk of fluvial flooding), but is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:100/1000 year) to the north / north-western boundary, adjoining Site 24. Any redevelopment proposals would need to consider both the prevailing risk of surface water flooding, together with the management of surface water runoff generated by the site.

Site 24 - The site falls within Flood Zone 1 (low risk of fluvial flooding), but is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:100/1000 year) to the south and south-eastern boundary, adjoining West St. Any redevelopment proposals would need to consider both the prevailing risk of surface water flooding, together with the management of surface water runoff generated by the site.

Site 27 - The site falls within Flood Zone 1 (low risk of fluvial flooding), but is shown by relevant mapping to be at some (theoretical) risk of surface water flooding (1:100/1000 year) adjoining the south-western corner and West St. Any redevelopment proposals would need to consider both the prevailing risk of surface water flooding, together with the management of surface water runoff generated by the site.

Site 31.2 - The site falls within Flood Zone 1 (low risk of fluvial flooding), and is not shown by relevant mapping to be at (theoretical) risk of surface water flooding. However the site is close to / south of ongoing flooding issues which are impacting upon existing properties, resulting from overland flows of runoff from agricultural land to the west. Any development proposals would need to consider both prevailing risk and the management of surface water runoff generated by the site.

Site 35.2 - The site falls within Flood Zone 1 (low risk of fluvial flooding), and is not shown by relevant mapping to be at (theoretical) risk of surface water flooding. However the site is adjacent to / immediately north of an area thought to be at risk during severe rainfall events (1:1000 year). Any development proposals would need to consider both prevailing risk and the management of surface water runoff generated by the site.

Site 46 - The site falls within Flood Zone 1 (low risk of fluvial flooding), but is shown by relevant mapping to be at (theoretical) risk of surface water flooding (1:30/100/1000 year) and fluvial risk associated with an Ordinary Watercourse, which appears to form the northern boundary of the site. Any redevelopment proposals would need to consider prevailing flood risk associated with the adjacent watercourse & overland flow through the western half of the site, together with the management of surface water runoff generated by the site itself.

Mitigation proposals, as set out within s9 and Detailed site assessment within Appendix A, should accord with the above and following generic considerations;

Generic Considerations: All development proposals, whether deemed major or non-major in nature / scale, must give appropriate consideration to both (any) prevailing flood risk and the management of surface water runoff generated by the site, and development proposals. Such consideration is a requirement of the National Planning Policy Framework (NPPF), local planning policy and best practice. As relevant Lead Local Flood Authority (LLFA) we (DCC FRM) act as statutory planning consultee for surface water management associated with major development proposals. Accordingly all development proposals are to be supported by a site specific and deliverable strategy for surface water management. Having screened the Fontmell Magna NP area in terms of BGS mapping, and relevant ground conditions,

the dominate bedrock type is variable. Bedrock ranges (west to east) from West Walton & Kimmeridge Clay, Greensand, Gault Mudstone, Limestone to Chalk, overlain by limited superficial deposits of river deposits of sand & gravel. On this basis potential infiltration rates and therefore possible use of soakaways will be viable, with infiltration more likely towards the east. Where potential infiltration is unlikely to match the required design standard (i.e. 1:100 year plus climate change uplift of 40%), alternative SuDS methodologies and techniques for regulating the discharge of surface water are to be considered within preliminary proposals, together with consideration of potential exceedance events.

Site Assessment Summary – Preferred Sites (1, 20, 22 & 24)

All site specific requirements and policies to accord with the screening offered above, and generic considerations with regard to surface water management.

Site Assessment Summary – Decision Matrix (9, 10.3, 12, 27, 35.1 (?), 35.2, 31.2 & 46)

As above. For consistency, all requirements and policies to accord with the screening offered by DCC, and generic considerations with regard to surface water management.

I trust that the above offers both the generic and site specific input that was sought. Please note that some of the sites identified will not qualify as major in terms of planning status and would not therefore be passed to us (DCC FRM) for formal consideration.

Should you require further clarification of the comments made above, please do not hesitate to contact either myself or one of my FRM colleagues.

Regards, Gary.

Gary Cleaver
Engineer
Flood Risk Management
Dorset County Council

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