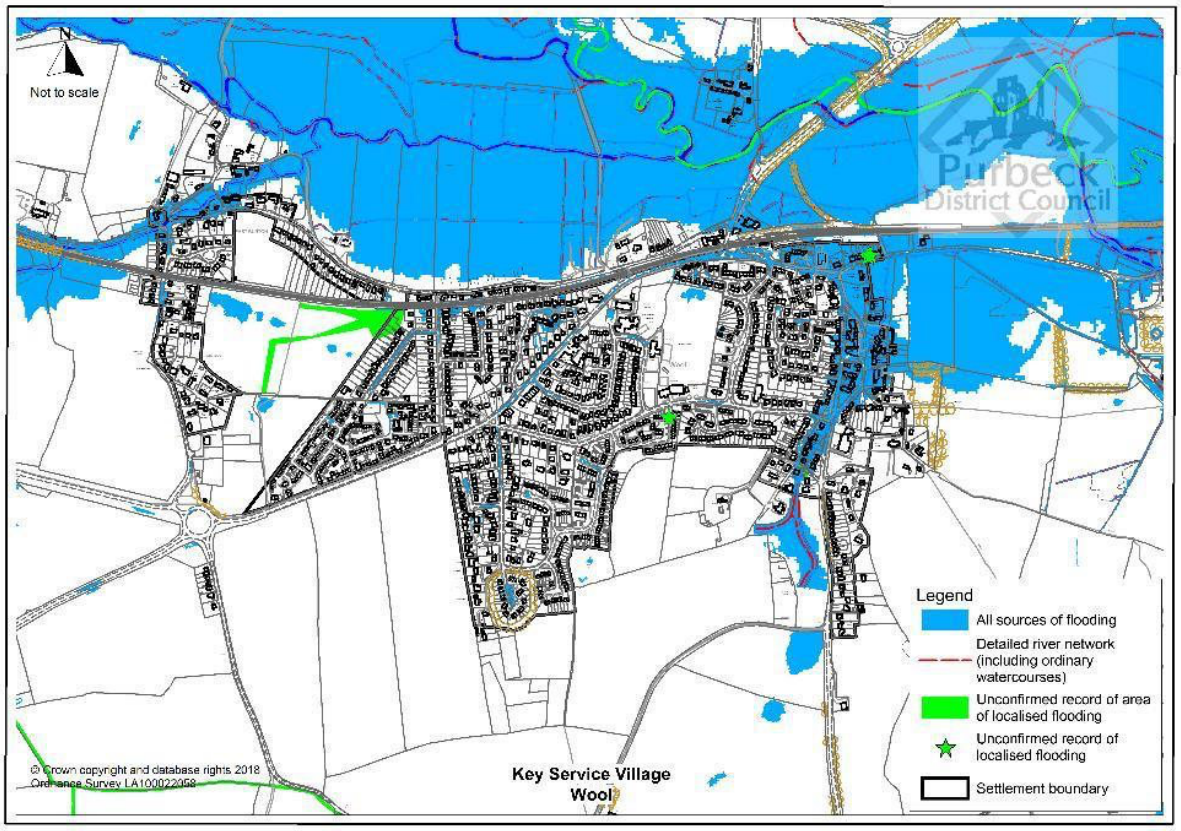
Wool Parish Neighbourhood Plan – Supporting Document

River Flooding, Surface Water Flooding and Photographic Evidence

1. Wool and East Burton residential areas are close to the River Frome the River Win and the associated water meadows. These areas of land are at risk of flooding when the rivers and streams rise and flood the water meadows as shown on Strategic Flood Risk Assessment map below.

Strategic Flood Assessment 2018



2. River flooding has affected parts of East Burton Road, Burton Road, High Street, Station Road. Bindon Lane in recent years.

3. Surface water flooding also affects many residential areas in East Burton and Wool due to the extent from rising groundwater levels (which is shown to cover the most extensive area but in reality, fluctuates according to the season and recent rainfall rates) and from surface water flows (particularly off the surrounding higher land). The following map indicates those areas that may be at some risk from these sources. The Environment Agency updated its flood risk map for Wool and East Burton in 2019. Dorset Council also keeps records of flood risk from all sources, and this too should be checked (and appropriate allowances made for climate change). Surface Water Flooding Assessment below.

Surface Water Flooding Assessment

4. It is unlikely that any developer would seriously consider developing on the water meadows. In any event, both national planning policy and the Local Plan are clear that development should avoid the risk of flooding by steering development towards the areas of lowest risk and making sure that any development does not exacerbate flooding elsewhere. On this basis, it is clear that any new housing in areas at medium or high risk of flooding would be refused.

5. As a result, the main flooding issue that is likely to occur when new development (on land in and around the villages outside of the water meadows) is linked to the groundwater levels in the lower lying areas (which has implications for the use and design of soakaways and drainage systems) and the potential to reduce surface water flows that may be running through the site from higher land. Recent heavy surface water flooding (August 27, 2020) from higher land west of Chalk Pit Lane and south of Dorchester Road caused by severe torrential rain affected parts of Dorchester Road, Baileys Drove and Purbeck Gate. Wool suffered heavy surface water flooding twice in early 2024 (January 4, 2024, and February 18, 2024) with the worst affected areas being around Colliers Lane and Wool station. Appendix A contains photographic evidence of the flooding. It is imperative that surface water flooding is properly mitigated to keep.

6. Ongoing maintenance is also important - landowners are responsible for the maintenance of any waterways flowing through their land, drains and gullies should be kept clear of debris.

7. All proposals must avoid flood risk in accordance with national policy and the Local Plan, with reference to the latest available information on flood risk and climate change implications.

8. Any drainage plan, where required, should assess, and where feasible and appropriate, incorporate, opportunities to reduce the causes and impacts of flooding below current levels. This should include an assessment of the potential for soakaways, and other measures to reduce surface water run-off and increase floodwater storage, taking into account the anticipated maximum groundwater levels and soil permeability. It should also set out measures to monitor and ensure the ongoing maintenance and management of the drainage system, and any remedial measures included in the drainage plan do not affect the ecology of the Rivers Frome and Win.

Appendix A – Photographic evidence of recent flooding

August 27, 2020

Baileys Drove

Colliers Lane

Purbeck Gate, facing onto Dorchester Road

Field opposite Purbeck Gate

Baileys Drove

Oakdene Road

Purbeck Gate


LARK RISE

January 4, 2020
Fairfields

Wool station

February 18, 2024

Wool Station