

## **Flood Risk**

### Questions 2 and 3.

There is no evidence I have been able to find that a Sequential Test has been carried out in the Wimborne/Colehill area of search, nor any Exception Test. Certainly no site specific FRA has yet been carried out on the site allocated for WMC5 (Cranborne Road).

The Level 1 Christchurch and East Dorset Strategic Flood Risk Assessment (ED3) identifies the boundary of the River Allen Functional Flood Plain Zone 3b to the north of Wimborne as lying along the periphery of the western edge of the WMC5 site, abutting the Long Close Farm buildings; these are planned to be replaced by higher density housing as an integral part of the Cranborne Road New Neighbourhood. Technically therefore the proposed development lies in Flood Zone 1 and as a consequence the Council is assuming that no flood risk issues apply to this site. For example in CD10, page 125, under SA Objective 6 "Provide a safe and secure environment", the author has awarded a + mark because the "*Policy (WMC5) avoids development within any area of flood risk*".

Had this site been subject to any flood risk issue it would have been discounted from further consideration (ED 62, page 243, note 7).

In both 2012 and 2013 the River Allen was in full flood for a number of months. The floodwaters extended to the very boundary of Flood Zone 3 as delineated in the SFRA, and for a short period beyond when fluvial flooding (not pluvial) affected the gardens of the Long Close Farm Cottages. This is empirical, not abstract, evidence and shows that the delineated boundaries of the various Flood Zones, whether 3a or 3b, cannot be absolute. Furthermore, the SFRA (table 9.2) advises that in the period to 2025 allowance should be made for a 10% increase in peak river flows to take account of the likely effects of climate change.

The available evidence indicates clearly that there is a flood risk issue on this site. Indeed SA Objective 3 for the site (CD10, page 124) states under the heading Predicted Effect that "*the site is close to a bore hole. There will be a reduction in the water holding capacity of the land and this would increase flood risk*".

A bridge across the River Allen is to be built as an integral part of WMC5 to link the development to that in Stone Lane (WMC4) in order to encourage walking and cycling and to avoid accessing the town centre via the busy and dangerous Cranborne/Wimborne Road. For this bridge to be useable in periods of flooding, and indeed in periods when the water meadows are saturated if not flooded, either the bridge will have to be over 100 metres in length or a robust causeway would have to be built. In the latter case, and/or if flood defences have to be provided on the western boundary of the development site to make it safe, the likelihood of flooding downstream (already a fact of life) will be increased.

In sum, it is difficult to see how WMC5 meets the requirements of the NPPF paras 100 to 103.