

Dorset Council - West  
Environmental Policy &  
Regeneration Division  
South Walks House South Walks  
Road  
Dorchester  
Dorset  
DT1 1UZ

**Our ref:** WX/2020/134061/OR-04/IS2-L01

**Date:** 03 March 2023

Dear Sir/Madam,

### **Chesil Bank Neighbourhood Plan – Submission Consultation**

Thank you for consulting the Environment Agency on the Chesil Bank Neighbourhood Plan submission document.

Our comments as set out in our previous response dated 21 June 2022 (our ref: WX/2020/134061/OR-04/IS1-L01) remain relevant. In particular those in relation to allocation LH-02.

The plan includes allocations which are located in areas at increased risk of surface water flooding. We have concerns in relation to these proposed housing allocations, in particular LH-02, however some other allocations are also affected to a lesser degree. We do note there is reference to a surface water drainage system that is not incorporated into the current surface water flood mapping in this area.

In accordance with the National Planning Policy Framework (NPPF) para 155-160, we remind you that the Sequential Test should be undertaken if the plan is proposing development or promoting growth to ensure development is directed to the areas of lowest flood risk taking climate change into account. The application of the Sequential Test should be informed by the Local Planning Authority's Strategic Flood Risk Assessment (SFRA).

It is important that your Plan also considers whether the flood risk issues associated with any proposed development can be safely managed to ensure development can come forward. Without this understanding your Plan is unlikely to comply with the NPPF.

The Lead Local Flood Authority may be able to advise further in relation to surface water flood risk affecting the proposed allocations, and the LPA should be able to advise in relation to applying the Sequential Test.

If you have any queries regarding our response please get in touch at

[REDACTED]

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

Cont/d..

Yours sincerely,

**Matthew Pearce**  
**Sustainable Places - Planning Advisor**

Email – [REDACTED]