

3. Flood Risk: is every site allocation supported, where necessary, by a site specific flood risk assessment to demonstrate that development will be safe for its lifetime without increasing flood risk elsewhere? Ref: NPPF para 102

All site specific previous submissions show our concerns about run-off from potential housing developments, especially those adjacent to the Allen or Stour Rivers. With this Issue, we query the cumulative effect of all the building along the rivers.

NPPF 103: any developments should not increase floods elsewhere. The Core Strategy 13.30 refers to East Dorset's SFRA which will inform all development decisions to meet the requirements of NPPF.

The Core Strategy in ME6 complies with NPPF 103 in so far as no new development should increase flood elsewhere.

We have never seen any reference to studies looking at the cumulative effects of developments along the Stour and Allen (the Allen flows into the Stour just south of Wimborne). For quick and easy illustration we have listed the developments we are aware of adjacent to the rivers, including the one we know of in North Dorset as well as those in Christchurch.

Crown Mead, Blandford . Adjacent to the Stour	150-200
*Stone Lane, Wimborne, adjacent to the Allen	90
Cuthbury, Wimborne, adjacent to the Stour	200
*Cranborne Road, adjacent to the Allen	600
Leigh Road South, Wimborne, adjacent to the Stour	350
East of New Road, West Parley, adjacent to the Stour	320
*West of New Road, West Parley, adjacent to the Stour	200
Roeshot Hill, Christchurch, adjacent to the Stour	850
Land south of Burton, adjacent to the Stour	45
TOTAL	2855

* Proposed sites on fairly steep hills.

3.cont:

**ALL THE ABOVE FIGURES RELATE TO PROPOSED SITES AND
PROPOSED NUMBERS ON THESE SITES.**

Obviously all these developments will include SUDS, all designed to prevent any increase in run-off. Some of these proposed developments are on fairly steep valley sides, a location we understood that makes SUDS rather difficult to operate efficiently. The proposed developments are those marked with * in the above table.

The Dudsbury Hill development includes a new road that will link Christchurch Road to New Road via the hill, joining it just above the flood plain on the river terrace. How they will avoid surface water run-off from pouring straight onto the flood plain?

The Environment Agency is currently working on the new South West River Basin District: Challenges and Choices. It has produced a document on the Ecological Status of the Stour. We recommend that to inform the Core Strategy, and to minimise the potential for future problems of increased flood risk, they should also carry out an assessment of the cumulative impact of all the proposed development.

Any miscalculations could cause the Allen to flood in Wimborne, but the location at the greatest risk is Christchurch.

In conclusion, this is superficially compliant with National Policy but is it effective? Will any increase in flood risk be prevented?

4. Protection of designated habitats: Are all site allocations for residential development which are required to provide mitigation, capable of providing SANG or alternative acceptable mitigation?

We understand that if there are no facilities for a SANG, or no alternate acceptable mitigation is possible, then development will not be permitted.