

**From:** FloodRiskManagement  
**Sent:** Fri, 20 Dec 2019 15:48:43 +0000  
**To:** Process Team  
**Cc:** Mike Coker; Gary Cleaver  
**Subject:** PLN18-132 - RE: DCC FRM SW Planning Re-Consultation - 2/2018/1124/OUT - Land North Of Crown Road Marnhull Dorset  
**Attachments:** 2\_2018\_1124\_OUT-TULK-614951.pdf

**Dear Planning Team & Penny,**

Thank you for consulting us.

I have reviewed the various, additional submissions made and some of the objections posted and have attached the most relevant (from a flood risk perspective) representation made.

The representation made evidences and proves the prevailing flood risk highlighted by theoretical models and discussed in our original response (dated 06/09/2018) to these proposals where we offered the following:

*With respect to surrounding land however, whilst the area remains in Flood Zone 1, (albeit with possible unmodeled fluvial risk from mapped Ordinary Watercourses), there remains a pronounced SW flood risk to the north of the site running along Sodom Rd according to the EA's Risk of Flooding from Surface Water (RoFfSW) mapping. Historic flood records along this road confirm this theoretical risk.*

The site, however, is served by two possible access points as such access to property should still be possible via the southern access from Crown Road. The modelled flooding at this location does not extend to the site and the red line boundary does not include Sodom Road, as such the Sequential Test would not appear to be triggered, however, the objector is correct to highlight the flood risk to Sodom Rd and the potential for this road to be in passable during times of flooding. It is for yourselves as planners, DC's highway's team and emergency planners to advise as to whether the reduced access (via the southern access) during flooding, is acceptable.

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Please note, that under current planning policy applicants are not required to reduce flood risk, only to demonstrate that downstream flood risk is not made worse. We accept that the applicant will not increase the prevailing risk to Sodom Road, due to use of various SuDS features.

**As such, our position remains as before; we have objection to these proposals from a flood risk and / or drainage perspective, subject to the conditions formally offered.**

Kind Regards,

**Chris Osborne**  
**Project Engineer - Flood Risk Management**  
**Infrastructure Service**

**Dorset Council**