

## **Dorset Local Plan Comments regarding Flood Risk** (prepared by Derek Gardiner for [Dorset CPRE](#))

### **Include under Section 3: The Environment and Climate Change**

#### **Section 3.14. Flood Risk**

**3.14.7.** “Development will be directed to areas of lowest flood risk to make is safe for the lifetime of the development and not increase the risk of flooding elsewhere”.

How long should a house last? *Strangely, there is no official answer to this question. The generally accepted expectation is that a new building will last for at least 60 years.*

Source: <https://blog.planningportal.co.uk/2018/06/22/how-long-should-a-house-last/>

So we conclude that developments should never be permitted on land that has a flood risk of Flood Zone 3 - < 1 in 100 years).

**3.14.10.** Reference should be made to the fact that national policy requires that for major applications (i.e. more than 10 dwellings), consultation with the Lead Local Flood Authority (Dorset Council) and usually the submission of a drainage strategy demonstrating sustainable management of surface water runoff will be required.

**3.14.12.** Using the term “safe” implies that there will be no risk to life or injury should a property flood. The council should reword this so that instead of reading “.... a development will be safe over its lifetime...” it should read “.... a development will not flood over its lifetime... I can tell you from personal experience that there is a huge difference between your house being flooded (“flood prevention”) and your house having measures in place to enable you to recover more easily from being flooded (“flood resilience”). It is not just the cost and inconvenience of recovering from being flooded, it is the mental torture that is suffered every time it rains heavily and flood warnings are issued. Policy ENV13 should similarly be reworded.

**3.14.12.** Grammatical error - .....applicants should engagement with the council.....

**3.14.19.** The text should also include reference to development not being permitted within an 8 metre buffer zone of a main river – this is stated in Policy ENV13: Flood Risk but not in the supporting text in 3.14.19.

There is no mention of the following:

- Dorset Council is the Lead Local Flood Authority and all the responsibilities that that involves.
- Dorset Council is represented on the Wessex Regional Flood and Coastal Committee and is involved in the setting of the Local Levy used to help pay for flood alleviation measures.

#### **Section 3.15. Sustainable drainage systems (SuDs)**

**3.15.4.** “There are a wide range ...” change to “There is a wide range...” Also, should Policy ENV1 read Policy ENV14?

**3.15.5.** No reference is made to the “The SuDs Manual (C753)” from CIRIA. Apart from that, no changes suggested.