

## Appendix 1

### CVPC Proposed Amendments to Flooding Policy to include Sequential Test and new Evidence

#### Policy BE06 – Prevention of Flooding

Development will be supported if it avoids increasing the risk of flooding from any source and will be safe from flooding for the lifetime of the development. Development should take account of the vulnerability to flooding of its users, should not increase flood risk elsewhere (e.g. downstream) and, where possible, should reduce the flood risk overall. Development should be in accordance with the following principles:

- Development in locations, in particular greenfield sites, shown to be at risk of flooding from any source will be considered in accordance with the HDC Strategic Flood Risk Assessment (SFRA) sequential test
- Development that increases the risk of flooding from any source, either on- or off-site, will only be supported with adequate mitigation
- Development in locations immediately adjacent to a river or canal will only be supported where it provides a buffer from development in line with the Hart SFRA and Hart Green Infrastructure Strategy.
- Development that includes Sustainable Drainage Systems will be looked on favourably if it adheres to the principles above and will only discharge surface water either at, or less than, greenfield runoff rates (where technically viable), will leave green corridors along watercourses and/or will reduce flood risk.
- Developments must, where feasible, incorporate sustainable drainage design features to manage the risk of surface water flooding within their boundary and elsewhere in the parish. Source control measures will, wherever possible, be naturalised in design

#### Rationale

Within Crookham Village Parish, most significant flooding issues are concentrated in small, discrete areas with the rest of the parish at relatively low risk of flooding.

The areas most at risk of flooding lie along the lower reaches of Crondall Road from Brook House down to the land along Zephon Common Lane and Watery Lane. These areas represent the lowest lying land within the parish and accept runoff from the surrounding higher areas both within the parish from Cross Farm and outside the parish from the higher land at Beacon Hill, which runs down through Ewshot Marsh, across Redfields Lane into the parish via Zebon Copse estate and then alongside the aptly named Watery Lane. The Street in Crookham Village also suffers from periodic surface water flooding from the runoff from the higher ground at Cross Farm. These represent the areas where the effects of flooding are likely to be most marked on the receiving environment. For example, old, listed properties such as Brook House on Crondall Road and West View and Grove Cottages on The Street have no foundations nor damp courses and are therefore particularly susceptible to increases in groundwater levels, runoff and floods.

Prior to the building of the Zebon Copse estate, Velmead Farm was very marshy in character and acted as a sink for the runoff water from the higher land towards Ewshot and Beacon Hill. This meant that when the Zebon Copse development was planned in the late 1980's, the developer, Martin Grant, built a Sustainable Drainage System (SuDS) consisting of three large balancing ponds supplemented by several smaller drainage areas and a network of new and pre-existing drainage ditches that traversed the entire development. Unfortunately, experience has shown that this early SuDS proved inadequate to deal with the volume of water running off the surrounding high land and has had to be enhanced.

Between 2000 and 2016, the Zebon Copse development experienced four major flooding events with numerous minor incidents. The first major flooding event took place in November 2006 following an extended period of heavy rain and was followed by further significant flooding events in January and February 2007 and again in July 2007. Following this flooding, the SuDS on the estate were enhanced by raising the height of the bank on the main balancing pond on Brandon Road but this still proved insufficient to prevent further flooding on 4 January 2014 after which the bank was further extended and, apart from one instance when the outlet from the pond was partially blocked by a discarded plastic container, no further overflows have been reported. On each occasion, the flooding was not limited to the Zebon Copse development and significant levels of flooding also occurred in Crookham Village, reaching as far as the parish boundary with Dogmersfield. Particular impacts were felt at the western edge of the parish; on the southern side of The Street and along Crondall Road, Stroud Lane and Zephon Common Lane, with subsequent downstream impact to the Dogmersfield conservation area. There is also documentation of extensive flooding on Hitches Lane towards Fleet.

The Parish wishes to take a proactive approach to mitigating and adapting to climate change. Most of the flooding events described in this section have been described as one in a hundred year events, despite taking place far more regularly than that. Due to climate change, it is anticipated that such events will continue to occur on a regular basis with long-term implications for flood risk, biodiversity and landscapes. The parish wishes to implement a flooding policy to support appropriate measures to ensure the future resilience of each of its three community areas and implement appropriate infrastructure to help ameliorate the impact of climate change. This policy for flood prevention will also provide an opportunity to avoid increasing the exposure of both new and existing development to the risk of flooding and will also protect blue/green infrastructure<sup>4</sup> for wildlife and amenity purposes. With regard to surface water drainage, the Parish regards it as being the responsibility of the developer of any future developments within the Parish to make proper provision for drainage to ground, watercourses or surface water sewers.

Footnote: 4 Blue/green infrastructure is defined as the set of ecological services for water quality, flood management, conservation of biodiversity and adaptation to climate change that work by controlling runoff, preventing soil erosion, and recharging aquifers. Natural infrastructure (unsurfaced areas and water bodies) and designed elements (such as SUDS) can help developments avoid flooding and other environmental impacts and support healthy ecosystems.

## Evidence

Supporting evidence for this policy can be found in:

- NPPF core planning principles and requirements in Part 14 on meeting the challenge of climate change and flooding

([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/779764/NPPF\\_Feb\\_2019\\_web.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf));

- **In particular, according to NPPF paragraph 158:** ‘The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. Development **should not be allocated or permitted** if there are reasonably available sites appropriate for the proposed development in **areas with a lower risk of flooding**. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from **any form** of flooding.’

- Hart District Council Local Plan 2016 – 2032 Submission Version policies: NBE6;

- Hart District Council Strategic Flood Risk Assessment July 2016 ([https://www.hart.gov.uk/sites/default/files/4\\_The\\_Council/Policies\\_and\\_published\\_documents/Planning\\_policy/SFRA%2012th%20December%20FINAL.pdf](https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/SFRA%2012th%20December%20FINAL.pdf));

- In particular, according to **Hart's SFRA 2016:**

**table 17.1 key policy recommendations. Recommendation 7:** It is recommended that an 8m buffer is left alongside main rivers and 5m buffer along ordinary watercourses.

**Hart's SFRA 2016 section 9.5 Planning Considerations (page 64):** 'Although the residual risk of a canal embankment breach is low, the consequence on the local area immediately adjacent to the canal, should a breach occur, could be significant. For this reason the site allocations should consider the risk of canal breach. Development adjacent to the canal embankments should be supported by a breach analysis and appropriate mitigation.'

**According to Hart's Green Infrastructure Strategy 2017,:**

- Page 17:

There are opportunities to create green corridors along roads, the railway line, rivers, the canal, footpaths, and also to enhance ecological connectivity through hedgerows

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- Access to the rivers and canal for recreation should be promoted;
- The Whitewater and Hart river valleys should also be protected from development, and managed to promote natural flood alleviation.
- Where possible, a green buffer should be retained either side of the Basingstoke Canal and watercourses; an 8 metre buffer for main rivers and 5 metres for other watercourses respectively.

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- The Hart and Basingstoke Canal and Whitewater Valley are valuable resources but are fragmented in some locations. There are opportunities to increase connectivity enhancing the recreational value of these river corridors.

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- Regular flooding in a number of locations, including parts of all the main settlements highlights the need for more functional GI features in river catchments, and reinstatement of natural river flood plains where feasible.

Priorities:

- Strategic Green Corridors of SANGs - Can deliver biodiversity, access and flood management – use river corridors as basis for these.
- Secure appropriate investment to respond to SFRA- protect up stream flood plains

- Zebon Copse Residents Association Flooding Reports:

- o April 2007
- o July 2007
- o January 2014

- FACE IT Press Release 022 dated January 2014;
- Personal statement made to land at Watery Lane (14/00504/MAJOR) planning appeal by Annette Blackwell re flooding at Zephon Common Lane Appeal document ID23;
- Photographs of flooding along footpath 1 towards The Street.