

Policy NE06 – Prevention of Flooding

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

- Any development that increases the risk of flooding anywhere in the Parish from any source without adequate mitigation will not be supported.
- Development will be resisted on greenfield sites in locations shown to be at risk of flooding from any sources, or in locations immediately adjacent to a canal embankment except where there are overriding policy reasons for this and full mitigation has been provided.
- 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.

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 was 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. 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.

This policy for flood prevention will 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 infrastructure¹ for wildlife and amenity purposes.

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;²
- Hart District Council Strategic Flood Risk Assessment July 2016;³
- Zebon Copse Residents Association Flooding Reports:
 - April 2007⁴
 - July 2007⁵
 - January 2014;⁶
- FACE IT Press Release 022 dated January 2014.⁷
- Personal statement made to land at Watery Lane (14/00504/MAJOR) planning appeal by Annette Blackwell re flooding at Zephon Common Lane Appeal document ID23⁸
- Photographs of flooding along footpath 1 towards The Street.⁹

¹ 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.

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/779764/NPPF_Feb_2019_web.pdf

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https://www.hart.gov.uk/sites/default/files/4_The_Council/Policies_and_published_documents/Planning_policy/SFRA%2012th%20December%20FINAL.pdf

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<http://www.plan4crookham.org/shared/attachments.asp?f=6f308ef3%2Dd543%2D404a%2Dbd25%2Da31b78f3a05a%2Epdf&o=ZCfloodReport0407%2Epdf>

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<http://www.plan4crookham.org/shared/attachments.asp?f=1da9b682%2Df125%2D4161%2D8619%2D0f2fa21d1500%2Epdf&o=ZCfloodReport0707%5FWEB%2Epdf>

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<http://www.plan4crookham.org/shared/attachments.asp?f=ee6ec17a%2D59cb%2D435f%2D8dc7%2D2e09aff1c02e%2Epdf&o=ZC%5Ffloods%5FJan14%5FWEB%2Epdf>

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<http://www.plan4crookham.org/shared/attachments.asp?f=9d8612bf%2D8407%2D4d80%2Daa68%2Dd021b3acdcc4%2Epdf&o=FACE%2DIT%2DPress%2DRelease%2D022%2DHart%2DValley%2DUnsuitable%2DFor%2DFurther%2DHo using%2DAs%2DFlooding%2DStrikes%2DAgain%2Epdf>

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<http://www.plan4crookham.org/shared/attachments.asp?f=74440e28%2D48f1%2D4f01%2Da9ad%2D2417f83b26c0%2Epdf&o=ID23%2D%2DAnnette%2DBlackwell%2Epdf>

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