



Flood Risk Statement

Yateley Hall

21-019-003 Rev A

April 2021



Charles & Associates

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Contents

1	Introduction.....	1
1.1	Appointment & Methodology.....	1
2	Background.....	2
2.1	Building History.....	2
2.2	Planning History.....	2
3	Development Proposals	3
4	Flood Risk Considerations.....	4
5	Conclusions	6
Appendix A	Previous Planning Permissions	7
Appendix B	Modelling Correspondence	8
Appendix C	Drawing No 21-019-001 Site Levels and Flood Routing	9

1 Introduction

1.1 Appointment & Methodology

- 1.1.1 C&A Consulting Engineers have been appointed by Hurst Lodge School to carry out a flood risk review for a site known as Yateley Hall in Hampshire and to prepare a Flood Risk Statement to support a forthcoming change of use application to Hart District Council (HDC) on the site.
- 1.1.2 The statement will address the flood risk implications of the proposals by reviewing currently available flood data in relation to the site and assessing flood risk proportionate to the scale and nature of the development which is being proposed.

2 Background

2.1 Building History

- 2.1.1 Yateley Hall is a Grade II* listed property located on the edge of Yateley and within the Yateley Green Conservation Area. It dates from the early eighteenth century and is essentially comprised of two storeys and attic space. The building has been subject to much alteration and extension over the years reflecting its various uses.
- 2.1.2 The Hall was occupied as a private house until 1947, when it was converted to a convent school. During its occupation as a school various extensions and alterations were made before the convent closed in 1985.
- 2.1.3 In addition to the main building there is also the Coach House, originally a stable block and Hall Cottage.
- 2.1.4 In the early 1990s the buildings were extensively refurbished and converted to office use (now Class E).

2.2 Planning History

- 2.2.1 Planning permission was granted in October 2012 (Ref 12/01318/MAJOR) for change of use from office space (Class B1) to a residential school (Class C2). A copy of the decision notice relating to this permission is included in **Appendix A** to this statement.
- 2.2.2 Subsequent to this a further planning permission (Ref 14/00437/FUL) was granted in May 2014 for a care home. This permission included a Section 106 Agreement, see **Appendix A**.
- 2.2.3 The Environment Agency (EA) initially objected to the previous school proposal citing concerns about the ability to achieve a safe 'Dry Access' route with a 'very low' hazard rating in accordance with FD230 (Flood Risk Assessment Guidance for New Developments) from the development. The EA also expressed concern about the finished floor levels of the development in relation to anticipated flood levels.
- 2.2.4 These points were satisfactorily addressed within the FRA supporting the care home application, sufficient to allow planning permission to be granted.
- 2.2.5 Copies of the relevant correspondence addressing the EA's concerns are attached as **Appendix B** to this Statement.

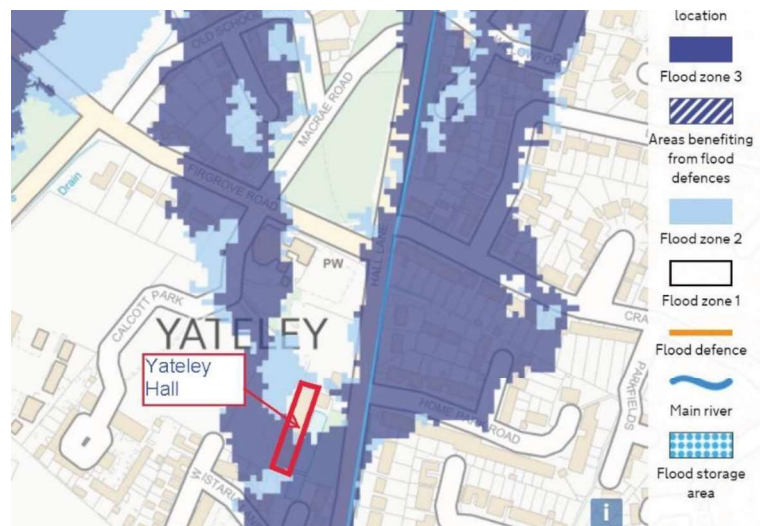
3 Development Proposals

- 3.1.1 Planning permission is being sought for a change of use to a day school (Class F1) which will accommodate an estimated 120 pupils and 70 staff.
- 3.1.2 No external alterations are proposed to any of the buildings on the site or alteration to any external areas.
- 3.1.3 These proposals provide the opportunity to secure a viable future for this listed building and will also reinstate a use that successfully operated on the site for almost 40 years from the late 1940s.

4 Flood Risk Considerations

- 4.1.1 From a review of the EA's indicative flood mapping, published on their website, part of the existing building is shown to be within Flood Zone 3 and the rest in Flood Zone 1, as defined by Table 1 of the National Planning Policy Framework (NPPF) Technical Guidance Document, see **Figure 4.1** below.

Figure 4.1 – EA Fluvial Flood Mapping



- 4.1.2 Flood Zone 1, as described in Table 1 of NPPF has a low probability of flooding and comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year ($<0.1\%$) and Flood Zone 3 is land assessed as having a 1 in 100 or greater annual probability of river flooding ($>1\%$) or a 1 in 200 or greater annual probability of flooding from the sea ($>0.5\%$) in any year.
- 4.1.3 As noted earlier the application proposals are for a change of use of the existing buildings only. No new buildings or changes to the external footprint of the existing buildings are proposed.
- 4.1.4 Paragraph 164 in NPPF notes that change of use planning applications, such as this, should not be subject to sequential or exception tests therefore these do not apply to this application.
- 4.1.5 The proposed change of use of the existing buildings will result in a change in the flood vulnerability classification from 'less vulnerable' to 'more vulnerable' as defined in Table 2 of NPPF Technical Guidance. This is however the same as for the two previously approved planning permissions referred to above.

- 4.1.6 In overcoming the EA's objection to the earlier application, a simple flood model was prepared to assess the flood risk to the site during a major storm event from an adjacent watercourse, as the EA's indicative flood maps are not based on modelled flood data but rather detail overland flow routing.
- 4.1.7 This simple model, which included an allowance for climate change, demonstrated that the adjacent watercourse would potentially flood in the 1 in 100-year event, resulting in a flood volume of approximately 12m³ in the vicinity of the site.
- 4.1.8 To understand the topography of the area LIDAR level data has been reviewed. The LIDAR contours show a valley effect upstream of the site which falls towards the existing linear pond located between the main building on the site and Hall Lane. From a recent site visit and discussions with the site owner it is understood that this pond has an overflow mechanism which directs excess flows to a culvert in Hall Lane.
- 4.1.9 The conclusion reached was that the flood risk to the site is a routing issue and whilst there is the potential for some minor flood routing past the building during a major storm event no standing water is anticipated. This is borne out by the fact that there is no recorded history of any flooding on the site. Correspondence relating this this simple modelling exercise and previous EA approval is included as **Appendix B** to this statement.
- 4.1.10 The existing finished floor level (FFL) of the main building is 70.125 m AOD which will remain unaltered. From inspection of the LIDAR data for the site ground levels vary in the vicinity of the building from 69.90m towards the southern end of the building to 69.00m close to the north west corner.
- 4.1.11 As there are no modelled 1 in 100-year flood levels and the flood extents shown on the EA's indicative mapping are deemed to be overland flow routes, then it can be considered that the current FFL is a minimum of 300mm above the 1 in 100-year floor level including an allowance for climate change. This is confirmed in the EA's approval of the previous scheme which is included in **Appendix B**.
- 4.1.12 A safe dry access can be achieved from the northern end of the building onto Firgrove Road and Hall Lane through the existing church car park to the north. This is illustrated on drawing 21-019-001 in **Appendix C**.

5 Conclusions

- 5.1.1 This application proposes a change of use of the existing buildings on this site from current office use (former Class B1, now Class E) to a school (former Class D1, now Class F1). Existing buildings and external hardstanding areas will be retained and no new buildings or extensions to the existing buildings are proposed.
- 5.1.2 No changes to existing site levels or any drainage infrastructure are proposed as part of this application.
- 5.1.3 The site benefits from two previous full planning permissions, one (Ref 12/01318/MAJOR) for the for change of use to a residential school and the other (Ref 14/00437/FUL) for a care home.
- 5.1.4 The proposals associated with each of these permissions alter the vulnerability classification of the development from 'less vulnerable' to 'more vulnerable', in respect of flooding, as set out in Table 2 of NPPF Technical Guidance. This is the same as the current application proposals.
- 5.1.5 All flood considerations remain the same in respect of the current proposals as those of the approved schemes and therefore there can be no reason to object to the proposed use change on flood grounds.
- 5.1.6 This statement demonstrates that a safe dry access route can be achieved from the development outside the 1 in 100-year flood level and that the finished floor levels will be at least 300mm above the 1 in 100 year plus climate change level as demonstrated by a simple flood model.

Appendix A Previous Planning Permissions



HART DISTRICT COUNCIL
CIVIC OFFICES
HARLINGTON WAY
FLEET, HAMPSHIRE, GU51 4AE
☎ 01252 622122
Fax 01252 774410
DX 32632 FLEET
www.hart.gov.uk

Our Ref: 12/01318/MAJOR
Case Officer: Mrs Sarah Castle
☎ Tel. No.: 01252 (77)4125
11th October 2012

WYG Planning & Environment
Ropemaker Court
11-12 Lower Park Row
Bristol
BS1 5BN

Dear Sir/Madam

Proposal: Change of use of buildings from vacant office space (Class B1) to residential school (Class C2) with ancillary element of day school provision; associated alterations to grounds including new railings and gates and new hard and soft landscaping.

Site Address: Yateley Hall Firgrove Road Yateley Hampshire GU46 6HJ

I am pleased to enclose the Notice of the Council's formal decision in relation to the above application. If you are acting as an Agent please ensure that a copy is given to the applicant. **Before proceeding please read the following important information which affects this Notice.**

All the conditions of the Notice are legally binding. Failure to comply may invalidate the permission and result in the Council taking enforcement action against you. Some conditions may require further details or samples to be submitted to the Local Planning Authority for approval. Other conditions may contain timescales or stages against which compliance must be obtained and before works are commenced. Most categories of permission also require a fee for each request for approval of condition/s. The fee is £25 per request for a Householder development and £85 for all other development. If you are unclear about the procedures, the fee required or how to pay, then please contact Planning Services.

Before the development commences or the change in the use is implemented please complete the tear-off section below. This should be returned to Planning Enforcement who will then check the details of the consent. Failure to do so could result in difficulties or delays when the property is sold.

Yours faithfully

Daryl Phillips
Head of Planning Services

Return to: 12/01318/MAJOR

Planning Services Name: _____
Hart District Council Address: _____
Civic Offices, Harlington Way _____
Fleet _____
Hants GU51 4AE Tel No: _____

I anticipate that the works/use will begin on _____

Signed: _____ Date: _____





TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER
2010

Case No: 12/01318/MAJOR

Proposal: Change of use of buildings from vacant office space (Class B1) to residential school (Class C2) with ancillary element of day school provision; associated alterations to grounds including new railings and gates and new hard and soft landscaping.

Site Address: Yateley Hall Firgrove Road Yateley Hampshire GU46 6HJ

GRANT OF PLANNING PERMISSION

in accordance with your application which was registered on 10 July 2012 and the plans submitted therewith, subject also to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 No work shall take place until details of the means of protection, including method statements where appropriate, for all trees, hedges, hedgerows and shrubs on site, unless indicated as being removed, have been submitted to and approved in writing by the Local Planning Authority. The trees, hedges, hedgerows and shrubs shall be retained and protected in accordance with the approved details for the duration of works on the site and for at least five years following occupation of the approved development, unless otherwise agreed by the Local Planning Authority. Any such vegetation immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site. Any such vegetation removed without the Local Planning Authority's consent, or which die or become, in the Authority's opinion, seriously damaged or otherwise defective during such period shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented as soon as is reasonably practicable and, in any case, replacement planting shall be implemented by not later than the end of the following planting season, with planting of such size and species and in such number and positions as may be agreed with the Authority in writing.

Reason

To ensure the continuity of amenity afforded by existing vegetation and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 3 Notwithstanding the submitted materials schedule hereby approved no development shall take place until full details of both hard and soft landscape have been submitted to and approved in writing by the Local Planning Authority.

Hard details shall include, as appropriate, proposed finished levels and/or contours, means of enclosure of unbuilt open areas, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and artefacts and structures (e.g. cycle storage, all fencing and gate details, furniture, refuse or other storage units, signage, lighting, external services, manholes, etc.).

Soft landscape details shall include planting plans, written specifications (including cultivation and other operations associated with plant establishment), schedules of plants, noting species, planting sizes and proposed densities where appropriate.

Details shall further include a proposed timetable for planting, the laying out of hard surfaces & the erection of gates and fencing.

Reason

To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GENI of the Hart District Local Plan.

- 4 No development shall take place until details of measures to be taken to prevent mud and spoil from vehicles leaving the site during the construction works being deposited on the public highway and measures to be taken for the parking and turning on site of operatives and construction vehicles during the construction period have been submitted to and approved by the Local Planning Authority in writing. The agreed measures shall be fully implemented before the development commences. Such measures shall be retained throughout the duration of the construction period.

Reason

In the interests of highway safety and to satisfy saved policy GEN I in the Hart District Local Plan.

- 5 No development or demolition work or delivery of materials shall take place at the site except between 07:30 hours to 18:00 hours weekdays or 08:00 to 13:00 hours Saturdays. No development or demolition work or deliveries of materials shall take place on Sundays or Public Holidays.

Reason

To protect the amenity of nearby residential occupiers and to satisfy saved policy GENI of the Hart District Local Plan.

- 6 The works hereby approved shall be carried out in accordance with the schedule of works and specification (Chessman report, August 2012).

Reason

In the interests of the preservation of the buildings and to satisfy saved policy CON17 in the Hart District Local Plan

- 7 Hard and soft landscaping works shall be fully carried out in accordance with the approved details, including the approved timetable, and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice. The Council shall be notified in writing of the completion of the scheme or any agreed phase of such scheme.

Any trees or plants which, within a period of five years after approved completion, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved, unless the Council gives its written consent to any variation.

Reason

To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GENI of the Hart District Local Plan.

- 8 Within 3 months of occupation of the site a full travel plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the terms of the plan shall be implemented in accordance with the approved document.

Reason

To ensure a sustainable form of development and to satisfy saved policy GENI in the Hart District Local Plan

- 9 The approved parking facilities for vehicles shall not be used for any purpose other than the parking of motorised vehicles and access shall be maintained at all times to allow them to be used as such.

Reason

To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy saved policy GENI in the Hart District Local Plan.

- 10 The approved cycle storage facilities shall not be used for any purpose other than the storage of cycles.

Reason

To ensure that the development is provided with adequate cycle storage and to satisfy saved policy GEN1 in the Hart District Local Plan.

- 11 The residential unit known as the Cottage shall be solely ancillary to the use of the site as a residential school and at no time shall be used separately or independently.

Reason

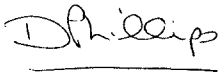
To prevent the establishment of a separate dwelling and to satisfy saved policy GEN1 in the Hart District Local Plan

The reason for this decision is that:

It is considered that the proposal is acceptable in principle and would introduce a use that would not only benefit the community, but would also bring back into use a vacant Grade II* listed building. It is also considered that there would be a minimal amount of disturbance to the historic fabric of the buildings and as such their character and setting including that of the parkland would not be significantly harmed. It is therefore considered that the proposal would satisfy saved local plan policies and the NPPF.

The following plans and specifications were considered when making the above decision:

Site-Block Plan 07 C, Site-Block Plan 08 E, Design & Access Statement , Economic Statement , Heritage Statement , Planning Support Statement , Floor Plans Existing 01 D, Floor Plans Existing 02 D, Floor Plans Existing 03 A, Floor Plans Proposed 04 B, Floor Plans Proposed 05 D, Floor Plans Proposed 06 B, Floor Plans Proposed 09 D, Floor Plans Proposed 10 C, Floor Plans Existing 18 , Floor Plans Existing 17 , Location Plan , Materials Schedule , Transport Statement , Travel Plan , Supporting Statement SCHEDULE OF WORKS , Flood Risk FURTHER INFO , Flood Risk



Daryl Phillips
Head of Planning Services
11 October 2012

NOTIFICATION

A. Notification on refusal of planning permission or on grant of permission further to conditions.

Appeals to the Secretary of State

1. If this decision or any of the conditions imposed aggrieves you then you can appeal to the Secretary of State for the Environment under section 78 (1) of the Town & Country Planning Act 1990.
2. If you want to appeal, then you must do so within 6 months of the date of this notice. You must use a Planning Appeal Form, which can be obtained from The Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. **Please note, only the applicant possesses the right of appeal.**
3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances.
4. The Secretary of State need not consider an appeal if he feels that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
5. In practise, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

1. If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state, nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

Compensation

1. In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in section 114 and related provisions of the Town & Country Planning Act 1990.

B. Notification on refusal of consent or grant of consent subject to conditions relating to a Tree Preservation Order.

If you are aggrieved by this decision or by any conditions or certificate relating to it, you may register an appeal by applying in writing to the Secretary of State for the Environment, Charles House, 375 Kensington High Street, London W14 8QH, within 28 days of this notice.

C. Control of advertisements - Appeals to the Secretary of State for the Environment.

1. If you are aggrieved by this decision or any of the conditions imposed you may appeal to the Secretary of State. Provided that the Secretary of State shall not be required to entertain an appeal under regulation 15 if he feels having regard to the provisions of these regulations, that consent for the display of advertisements could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them.
2. Anyone wanting to appeal under regulation 15 shall give notice of appeal in writing to the Secretary of State within 1 month from the receipt of notification of the Local Planning Authority's decision or such longer period as he may allow and shall within 1 month from giving notice of appeal or such longer period as he may allow, send to him a copy of each of the following documents; (1) the application made to the Local Planning Authority; (2) all relevant plans and particulars submitted to them; (3) the notice of the decision, and; (4) all other relevant correspondence with the Authority.

How to claim compensation for expenses under Section 223 of the Town and Country Planning Act 1990.

1. Where for the purpose of complying with these regulations, works are carried out by any person;
 - a. for removing an advertisement which was being displayed on 1 "August 1948 or
 - c. for discontinuing the use for the display of advertisements of a site used for that purpose on the last mentioned date, and that person desires to recover compensation under section 223 of the act in respect of the expenses reasonably incurred by him in that behalf he shall submit a claim in writing to the local planning authority within 6 months after the completion of those works; and that claim shall contain sufficient information to enable the local planning authority to give proper consideration thereto.
2. If the Local Planning Authority consider that the information furnished by any claimant under this regulation is insufficient to enable them to properly determine the claim, they may call for such further particulars as they require for that purpose.

D. Notification to be sent to applicant on refusal of Listed Building consent or Conservation Area consent, or grant of consent subject to conditions.

1. If the applicant is aggrieved by this decision or to the imposition of any of the conditions, he may appeal to the Secretary of State to the Environment in accordance with sections 20 and 21 of the planning Act within 6 months of receipt of this notice. (Appeals must be made on a form, which is obtainable from the Department of the Environment). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances.
2. If Listed Building consent or Conservation Area consent is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the district a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of section 32 of the Planning (Listed Buildings and Conservation Area) Act 1990.