

Flood Risk Assessment

Land at Latchetts Mead, Green Lane, Chobham, GU24 8PH

July 2021

1.0 INTRODUCTION

- 1.1 The Flood Risk Assessment (FRA) has been drafted to accompany a planning application on land known as Latchette Mead in Chobham. The application is for a change of use of land to provide a SANG extension to Chobham Meadow.
- 1.2 The site adjoins the defined settlement area of Chobham. It is approximately 1ha in size. It is greenfield with areas of open ground and trees. It is bound by Mill Bourne Brook and grassland fields to the south, housing and gardens to the west and north, and grassland fields with tree lines and hedgerows to the east.
- 1.3 An existing SANG, Chobham Water Meadows, is located immediately adjacent to the site (east and south).
- 1.4 This is a Council owned SANG, created to mitigate for adverse effects on the Thames Basin Heaths SPA from the impact of permitted new dwellings within the relevant catchment. The water meadows are approximately 23.5ha in size, with many natural paths and its own 2.5km circular route along the banks of the River Bourne.

2.0 REASON FOR THE FRA

- 2.1 The FRA is required both because the application site is 1ha in size and because much of it is covered by floodzone designations 2 and 3.
- 2.2 The extent of the site can be seen as outlined by the redline in Figure 1 below.



Fig 1 Site Location in redline

- 2.3 The extent of the flooding impact is shown in the Environment Agency report at Appendix A and in the Figure 2 extract below



Fig. 2 Extent of Flood zones 2 and 3.

- 2.4 Approximately half of the site is in Flood Zone 1.
- 2.5 Large parts of Chobham Water Meadow is also subject to flooding and there will already be a management and maintenance program in place which addresses these impacts in relation to the operation of the SANG in flood events.

- 2.6 The applicant anticipates that the maintenance of this extension will be subsumed within the wider SANG program.
- 2.7 The NPPF 2021 addresses meeting the challenge of climate change, flooding and coastal change under paragraph 14.
- 2.8 Paragraph 167 states the Local Planning Authorities when dealing with planning applications should ensure that flood risk is not increased elsewhere. It sets out 5 criteria which are assessed as follows:
- a) The application does not propose development, rather it is a change of use of land,
 - b) The nature of the site is in effect not changing beyond an increase in its leisure use, it could therefore be quickly brought back in to use in the event of a flood,
 - c) SUDS are not required given the minimal intervention proposed,
 - d) As an extension to an existing SANG the residual risk will be safely managed through the management and maintenance plans already in place,
 - e) As above in terms of safe access and egress in an event of a flood.

3.0 PROPOSAL AND FLOODING RISK

- 3.1 As indicated the application is for change of use of land only from agricultural to Suitable Alternative Greenspace use.
- 3.2 This change of use turns the site into a leisure destination, albeit one that should be retained in as natural a state as possible, which will extend the attractiveness of the existing SANG to local residents as an alternative location for walking, animal exercising etc.
- 3.3 No buildings or permanent structures are proposed under the application. Nor is any land profiling, banking or contouring proposed.
- 3.4 The scheme would involve the provision of a footpath. This has been proposed and assessed as a natural surfaced hoggin material type path i.e. naturally surfaced.
- 3.5 There is a strong likelihood that sections of the path may need to be elevated to ensure the ability to walk the site in wet conditions. This would be a permeable boardwalk type arrangement with negligible impact on the site's ability to store water. The boardwalk location, materials and construction would be dealt with at the detailed design stage via planning condition.
- 3.6 The application is accompanied by a topographic survey, ecology report and arboricultural report which provides sufficient detail to plot and design a path through the site with minimal impact on it.

4.0 CONCLUSION

- 4.1 This report has assessed the likely sources of flooding which might impact the Latchetts Mead site. It has determined that approximately 50% of the site is covered by flood zone 2 and 3 designations.
- 4.2 The application proposes a change of use only with minimal physical intervention on the site itself, such that it is considered there will be little change to the existing situation.
- 4.3 The site will become an extension to an existing leisure designation and will incorporate a new footpath through the woods and open areas. The design of this footpath will be natural and permeable in nature.
- 4.4 The site is highly likely to be combined with the maintenance and management regime of the existing SANG and therefore utilize the existing systems in place to deal with flood events when they occur.

APPENDIX A – Extract from Environment Agency Website for the Land at Latchetts Mead Site

Flood map for planning

Your reference
Latchetts

Location (easting/northing)
497777/162096

Created
23 Jul 2021 15:35

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

Flood map for planning

Your reference

Latchetts

Location (easting/northing)

497777/162096

Scale

1:2500

Created

23 Jul 2021 15:35



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

