

LPP2 Flood Risk & Sequential Test Assessment Addendum

October 2021



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Introduction

This document is not a fully revised topic paper but is an addendum to the topic paper published in November 2020 and only contains the proposed changes to that topic paper. It is published to support the Addendum to Local Plan Part 2.

This addendum includes an assessment of the additional site promoted in Haslemere – the Royal Junior School, Hindhead – and corrects an error in site numbering.

The section set out below titled Haslemere Sequential Test Assessment replaces the equivalent section in the LPP2 Flood Risk & Sequential Test Assessment published in November 2020. Some changes are also made to Appendix 3 – Flook Risk Vulnerability Database which are indicated in red with text removed struckthrough and text added in bold.

The boundary for LAA site 697 has been amended since the LPP2 Flood Risk & Sequential Test Assessment published in November 2020. However, this does not change the scoring of the site, where it sits within the sequential test assessment or its suitability for allocation.

Haslemere Sequential Test Assessment

4. Sites in Haslemere are set out in the table below, grouped sequentially by flood risk.

LAA ID	Site Name	
Stage 1 – FZ1 and Overall Flood Risk Suitability Score of 5		
79	Mills Yard, Bell Road	Loss of employment use
351	Land adjacent Weydown Hatch, Weydown Road	Inappropriate development in the Green Belt Impact on the AONB
557	Brownscombe House and Cottage, Hindhead Road	Loss of community facility
674	Land south east of Haslemere Water Treatment Works, Sturt Road	Landscape impacts Isolated from services and facilities
714	Land north of Haslemere Saw Mills, Sturt Road	Landscape impacts Isolated from services and facilities
917	Land at Grayshurst, Highercombe Lane	Inappropriate development in the Green Belt
947	Land at Stronsay, Beacon Crescent, Tilford Road, Hindhead	Within 400m of SPA
948	Stronsay and Land at Stronsay, Beacon Crescent, Tilford Road, Hindhead	Within 400m of SPA
980	Haslemere Prep school, The Heights, Hill Road, Haslemere	Suitable for allocation
1005	Land adjacent to the Royal Oak Public House, Haslemere	Landscape impacts Loss of existing public house facilities
1067	34 Kings Road	Suitable for allocation
1069	Land at Deerwood Woolmer Hill Road, Haslemere	Landscape impacts Not well connected to settlement
1105	National Trust Land off Hindhead Road, Haslemere, GU27 3PN	Suitable for allocation
1110	West Field, land adjoining Sturt Farm, Haslemere	Impact on the AONB
1124	Red Court, Haslemere	Impact on AGLV Impact on setting of AONB
Stage 2 – FZ1 and Overall Flood Risk Suitability Score of 4		
143	Hatherleigh, Tower Road	Suitable for allocation
144	Central Hindhead, London Road	Suitable for allocation
145	Land at Andrews, Portsmouth Road,	Suitable for allocation
563	Land East of Longdene House, Hedgehog Lane	Impact on the AONB
681	Chapman House, Meadway, Haslemere	Loss of employment use
1004	The Fairground Car Park, Wey Hill	Suitable for allocation
1101	The Royal Senior School, Farnham Lane, Haslemere,	Within 400m of SPA Inappropriate development in the Green Belt
1111	Land at Whitwell Down Estate, Haslemere	Landscape impacts Not well connected to settlement

Stage 3 – FZ1 and Overall Flood Risk Suitability Score 3		
80	Concours Peugeot, Sturt Road	Loss of employment use
141	Land at West Street including Haslemere Key Site	Suitable for allocation
352	Land at Woolmer Hill, Woolmer Hill Road	Impact on the AONB
630	Land along Midhurst Road	Isolated development
667	Land Surrounding Longdene House, Hedgehog Lane, Haslemere	Impact on the AONB
890	The Old Grove, High Pitfold, Hindhead	Suitable for allocation
950	Clammer Hill Road, Grayswood	Inappropriate development in the Green Belt
955	Longdene Field, Hedgehog Lane, Haslemere	Impact on the AONB
957	Longdene House and Field	Impact on the AONB
1144	The Royal Junior School	Suitable for allocation
Stage 4 – FZ3a and Overall Flood Risk Suitability Score of 3 – any proposed allocations to be subject to the Exception Test		
628	Kingfisher Farm, Sandy Lane	Impact on the AONB
664	Land at Oak Tree Lane, Haslemere	Inappropriate development in the Green Belt Impact on the AONB
697	Land at Wey Hill, Haslemere	Suitable for allocation
987	Red Court	Landscape impacts Impact on the AONB
Development needs met – no need to consider sites in areas of higher risk		

Appendix 3 – Flood Risk Vulnerability Database

Site Assessment Database for Flood Risk Sequential Test

Site_ID	Site_Address	Settlement	Site_Area	Proposed_use	Vuln_Class	FZ1_proportion	FZ2_proportion	FZ3_proportion	FZ3b_proportion	CC_proportion	MaxFloodZone	Fluvial_Score	ABD	DRN	Watercourse_Name	ROFSW_Low_YN	ROFSW_Medium_YN	ROFSW_High_YN	SW_Score	ASTGWF	GW_Score	Historic_Flood_Map	SCC_Wetspot	SCC_InternalProperlyFlood	SCC_External_ProperlyFlood	SCC_Historic_Flood	Sewer_Internal	Sewer_External	Reservoir	OverallFloodRisk SuitabilityScore	ExceptionTest required?	Comments - may impact viability
987 (a)	Red Court	Haslemere	4.77	Assumed residential.	More Vulnerable	100%	0%	0%	0%	0%	1	5	0			NO	NO	NO	5	< 25%	5		0	0	0	0	0	0	0	4		
1067	34 Kings Road	Haslemere	0.03	Assumed residential.	More Vulnerable	100%	0%	0%	0%	0%	1	5	0			NO	NO	NO	5	< 25%	5		0	0	0	1	1		5			
1124	34 Kings Road Red Court	Haslemere	0.03 4.77	Assumed residential.	More Vulnerable	100%	0%	0%	0%	0%	1	5	0			NO	NO	NO	5	< 25%	5		0	0	0	10	10		5			
1144	The Royal Junior School, Portsmouth Road, Hindhead	Haslemere	9.50	Assumed residential.	More Vulnerable	100%	0%	0%	0%	0%	1	5	0			YES	YES	YES	3	>= 25% < 50%	5		0	0	0	2	2		3			The majority of the site is at low risk of flooding from all sources. The Risk of Flooding from Surface Water mapping indicates several areas where surface water is likely to pond. The surface water drainage strategy for the site should make use of the natural topography to ensure that surface water can be stored on site, and risk to downstream areas is effectively managed, taking account of the impacts of climate change, and where possible reduced.