

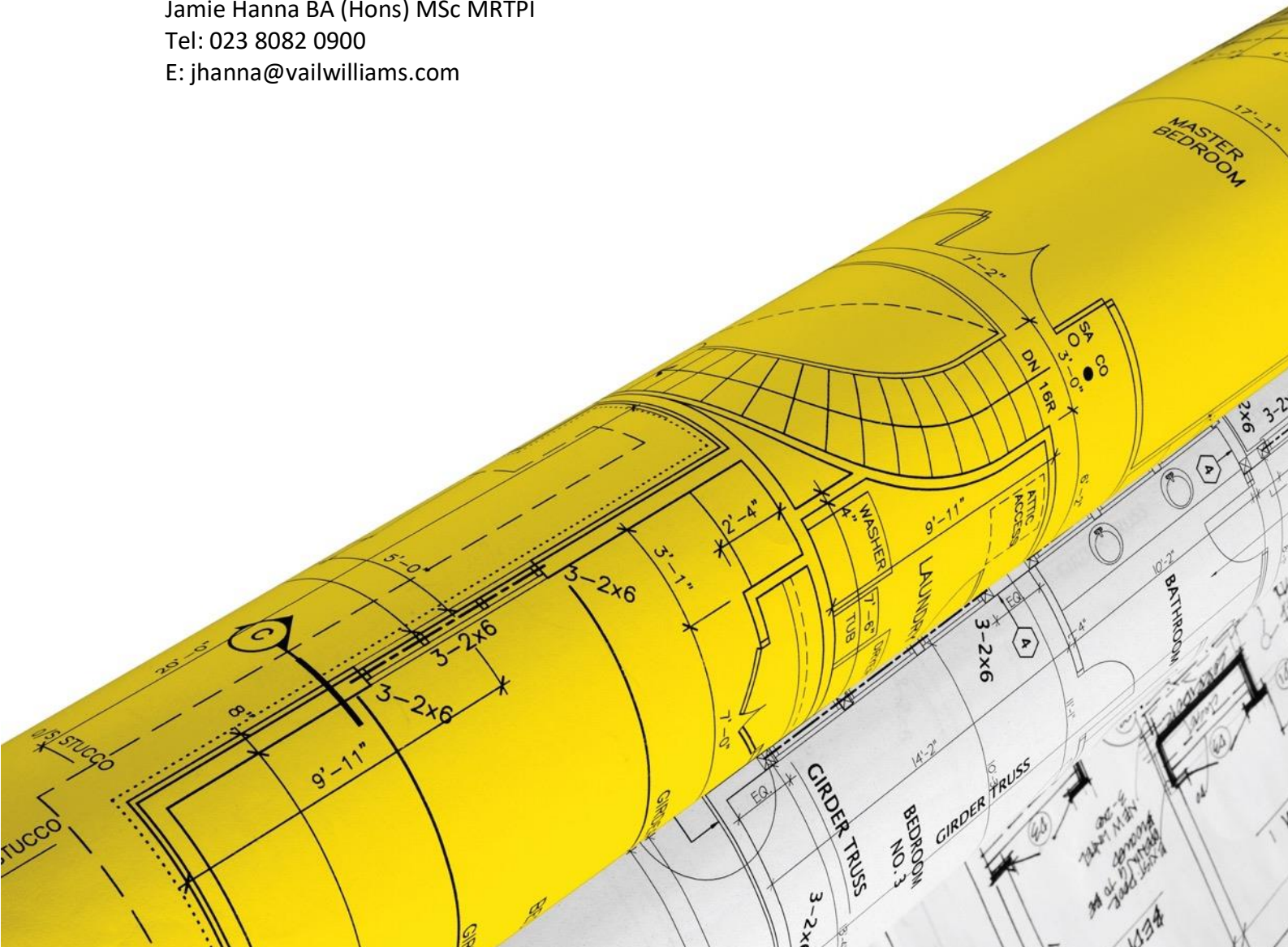
Flood Risk Statement

Sparkes Marina Wittering Road Hayling Island PO11 9SR

Report date: September 2020

Prepared for:
MDL Marinas Group Limited

Prepared by:
Jamie Hanna BA (Hons) MSc MRTPI
Tel: 023 8082 0900
E: jhanna@vailwilliams.com



Contents

1	Introduction	2
2	Proposed Development	2
3	Flood Risk	2

1 Introduction

- 1.1. This statement supports a planning application for a new quay wall submitted by MDL Marinas Group Limited. Since the application site is located within Flood Zone 3, a flood risk assessment is required to be submitted to the Local Planning Authority under its adopted validation requirements.

2 Proposed Development

- 2.1. The proposed development involves the Replacement sheet piled quay wall with concrete capping beam.
- 2.2. The existing quay wall has come to the end of its serviceable life and requires replacement to ensure that the boatyard and the businesses it supports can continue to operate. The replacement will be in the form of a sheet piled wall with a concrete capping beam. The works are only to replace the existing wall and the usage of the boatyard or any other surrounding land will not be affected or changed.
- 2.3. The applicant intends to pile in front of the existing wall. There will be minimal reclamation between the existing and replacement wall, with the sheet pile line being kept as close as possible to the existing wall once construction allowances for the piling equipment used has been allowed for.
- 2.4. The Marine Management Organization (MMO) has already gained opinion from Havant Borough Council in relation to these works under their licencing regime.
- 2.5. The MMO application reference for these works is MLA/2019/00499.
- 2.6. As the works effectively replace an existing wall to the same finished levels, it is considered that the new structure will not be materially different from the existing wall. Furthermore, the environmental aspects of the construction activities and long-term impact of the new wall are being considered in detail through the marine licencing process, through which the Planning Authority is a statutory consultee.

3 Flood Risk

- 3.1. While the site is located in Flood Zone 3, given the proposed replacement quay wall remains within the 'flood compatible' classification and in accordance with the Environment Agency's flood vulnerability and compatibility table (known as Table 3, NPPG Paragraph: 067 Reference ID: 7-067-20140306), the use is appropriate.
- 3.2. Furthermore, Table 3 states that 'flood compatible' uses are acceptable in Flood Zone 1, 2 and 3a.
- 3.3. Due to the nature of the proposal and its location flood risk will not be increased outside of the application site.
- 3.4. The applicant has separately applied for a marine licence application and a copy of the Flood Risk Assessment submitted as part of that application has been appended to this report.
- 3.5. This report confirms that as the new quay wall will be in place and acting as a flood defence structure before any modifications are made to the existing structure, it is not expected that the works will alter the flood resilience of the marina or local area during or after the works.

4 Conclusion

- 4.1. In conclusion, the proposed development is 'flood compatible', would not increase the likelihood of flood risk elsewhere and is an acceptable development within Flood Zone 3. Therefore, the proposed development is considered to be acceptable in terms of flood risk.

Appendix 1

MMO Flood Risk Assessment

Flood Risk Activity Permit Risk Assessment

Site: Sparkes Marina, Hayling Island

Project: Quay Wall Replacement

This risk assessment evaluates the risks of a quay wall replacement project to increase flood risk, impact drainage, or cause harm to the environment at Sparkes Marina. This environmental permit application is being undertaken alongside a marine licence application to the Marine Management Organisation (MMO), and a Harbour Works Consent application to Chichester Harbour Conservancy. A local Authority Planning Consent application will also be submitted if required.

Flood Risk

As described in the management plan for this project, the project aims to replace an existing masonry quay wall on the east side of Sparkes Marina with a new steel sheet piled structure. Hydrologically the new structure is expected to act in a similar manner as the existing wall, being a vertical-faced hard structure, finished at the same level as the existing structure. Thus, as a coastal and flood defence there is not expected to be any significant change in flood risk.

The entrance to the marina and boat yard is via two access roads from the main car park, which are both protected against flooding via manually operated flood gates. All work undertaken to install the new quay wall will be seaward of these flood gates, and as such should not have a significant effect on the flood resilience of the area behind the flood gates.

The work aims to replace an existing masonry quay wall with a new steel sheet-piled structure. It is expected that the new sheet-piled wall will be installed before undertaking any work to the existing wall, yard surfacing repairs, or modifying the existing capping beam. As the new quay wall will be in place and acting as a flood defence structure before any modifications are made to the existing structure, it is not expected that the works will alter the flood resilience of the marina or local area during or after the works.

Impact on Drainage

Construction of the new quay wall will be seaward of the existing wall and will require any existing weepholes and drainage to relieve water pressure behind the wall to be extended out through the new quay wall. It is not expected that the new quay wall will interfere with any other existing drainage.

The space between the existing wall and the new wall will be infilled with granular material and then concreted or tarmacked, adding approximately 98m² to the footprint of the marina extended into marina berthing space within the same ownership. This will lead to additional runoff, however,

comprises less than 0.7% increase over the existing footprint of the marina and as such there are not expected to be any noticeable impacts on drainage from this work.

Environmental Impacts

The project is situated in the Chichester Harbour SSSI, which also contains several designated areas in proximity to the site. The effects on these designated areas have been reviewed in separate documents submitted to the MMO as part of the marine licence application for this project. They are attached alongside this risk assessment for reference.

Expertise Related Services

Property Acquisition & Disposal

A commercial property search, acquisition and disposal service that obtains the best possible outcome for our clients.

Business Rates

Helping you to unravel the increasingly complex world of Business Rates.

Occupier Advisory

A tailored service to manage your diverse property interests throughout the UK and Europe.

Property Development

We advise on a wide range of development projects including the sale or acquisition of land and buildings. We create promotion, option, and development agreements, advise on scheme layout and provide viability appraisals to support planning applications, appeals and local plan enquiries.

Dilapidations

Combining our exceptional negotiation skills and understanding of your objective, we settle liabilities in your favour using our expertise and strategic advice across a broad range of property types.

Dispute Resolution

Representing your interests to bring commercial property disputes to the best possible conclusion.

Facilities Management

Improving efficiency to make sure your building provides the environment and services that will satisfy the business requirements of the occupiers whilst reducing costs and ensuring full compliance with regulations.

Property Investment

Using our market knowledge and network of contacts to help you find investment or selling opportunities.

Lease Advisory

Commercially astute and detailed strategic advice on all aspects of commercial property leases for both landlords and tenants.

LPA Receivership

Our highly specialist service for when the secured property assets of lenders have become compromised by mortgage arrears.

Marine & Leisure

Covering all aspects from valuation, acquisition & disposal through to lease advisory work.

Property Valuations

Providing accurate assessments across different sectors through highly experienced surveyors.

Project Management and Monitoring

Our job is to plan, budget, oversee and document all aspects of your project ensuring that each element is on schedule and meets all necessary regulations and standards. We will also help you select and manage the contractors and monitor their progress.

Planning Consultancy

Expert advice for negotiating the complexities of the town planning process.

Property Asset Management

An extension of your team, providing the reassurance that your property portfolio is being well managed from a landlord's perspective.

Service Charge

Providing advice that can lead to valuable cost savings in this often overlooked area.

Treasury Management

Ensuring your property portfolio delivers maximum value through tight credit control and management of supplier relationships.

Our offices:

Birmingham

Edmund House
12-22 Newhall Street
Birmingham
B3 3EF
T: +44 (0)121 654 1065

Crawley

Unit 4 Peveril Court
6-8 London Road
Crawley
West Sussex
RH10 8JE
T: +44 (0)1293 612600

Woking

One Crown Square
Woking
Surrey
GU21 6HR
T: +44 (0)1483 446800

Heathrow

450 Bath Road
West Drayton
Heathrow
UB7 0EB
T: +44 (0)20 8564 8300

London

Dover House
34 Dover Street
London
W1S 4NG
T: +44 (0)20 3589 0050

Portsmouth

Lakeside North Harbour
Western Road
Portsmouth
PO6 3EN
T: +44 (0)23 9220 3200

Reading

550 Thames Valley
Park Drive
Reading
RG6 1PT
T: +44 (0)118 909 7400

Southampton

Savannah House
3 Ocean Way
Southampton
SO14 3TJ
T: +44 (0)23 8082 0900

Our services:

- Building Consultancy
- Business Rates Consultancy
- Commercial Property Investment
- Lease Advisory
- LPA Receivership
- Marine and Leisure
- Occupier Advisory
- Property Acquisition and Disposal
- Property Asset Management
- Property Development Consultancy
- Property Planning Consultancy
- Property Valuation

Visit us:



Vail Williams



@vailwilliams



Vail Williams

www.vailwilliams.com

Vail Williams LLP, a Limited Liability Partnership, registered in England (number OC319702). Registered office: 550 Thames Valley Park Drive, Reading, Berkshire RG6 1PT. Any reference to a Partner means a Member of Vail Williams LLP or an employee or consultant with equivalent standing and qualifications. A full list of Members is open for inspection at the registered office.

Regulated by RICS