

FLOOD RISK ASSESSMENT – NORTHNEY MARINA

USE OF LAND FOR SITING OF TEMPORARY MODULAR OFFICES/YACHT CLUB STORAGE

INTRODUCTION

The site comprises existing hardstanding at Northney Marina on which it is proposed to site temporary office/store for a period of 3 years. The proposals do not require foundations and therefore the application proposes a change of use of land for the siting of modular offices/stores to accommodate existing employees.

Planning permission has already been granted for temporary offices on the site (LPA Ref: APP/18/00423) and this current submission proposed a reduction in office space and more storage for the Yacht Club to provide more secure storage.

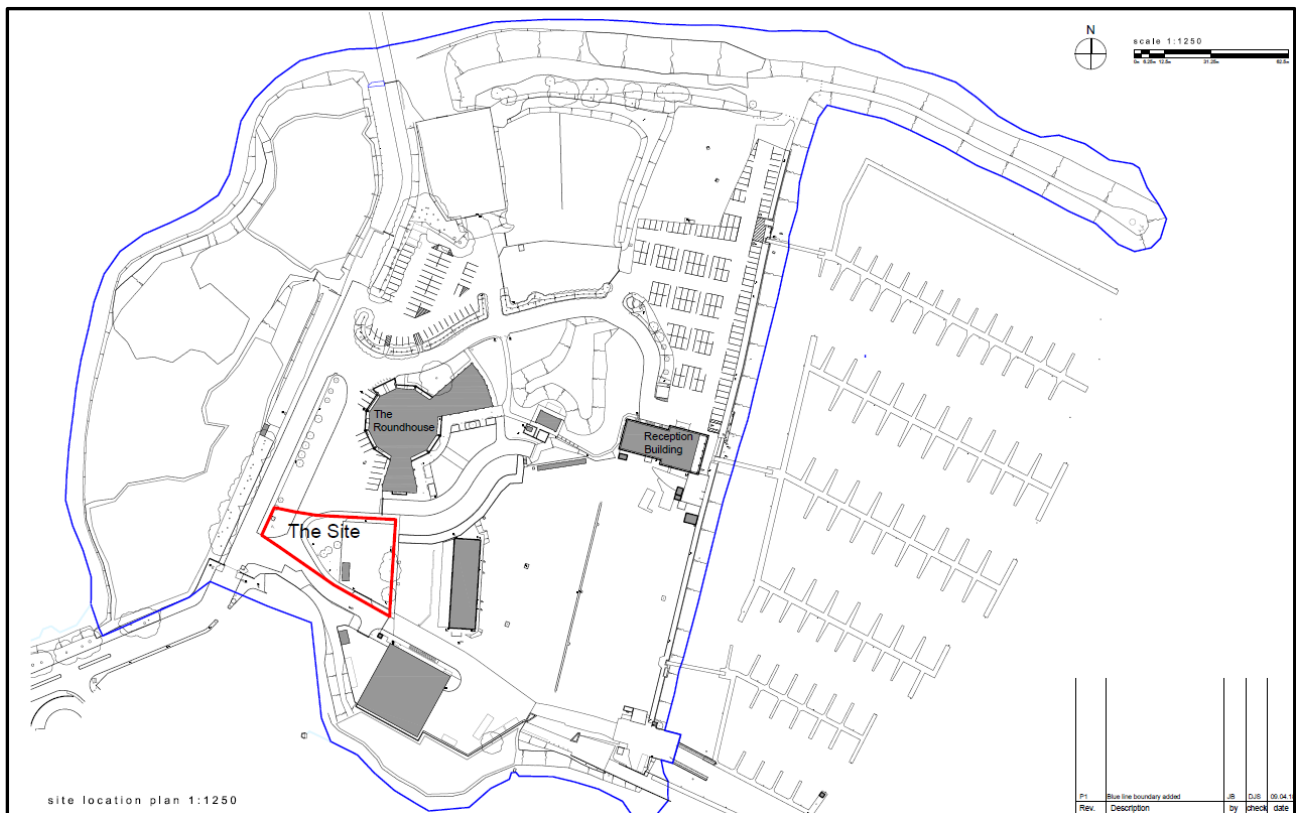


Figure 1 – Location of site shown edged in red

TOPOGRAPHY

A topographic survey of the site has been completed and the site proposed for the siting of the temporary offices and the levels range slightly across the site from 4.09 – 4.3 AOD. The floor level of the temporary offices will sit approximately 300mm above these levels.

EXISTING FLOOD DEFENCES & FLOOD ZONE.

The site is defended by the earth bank from Langston Hotel to Northney Marina which protects the site to a standard of 1:200 and is in good condition. An extract from the EA flood map for the site is shown below at Figure 2.

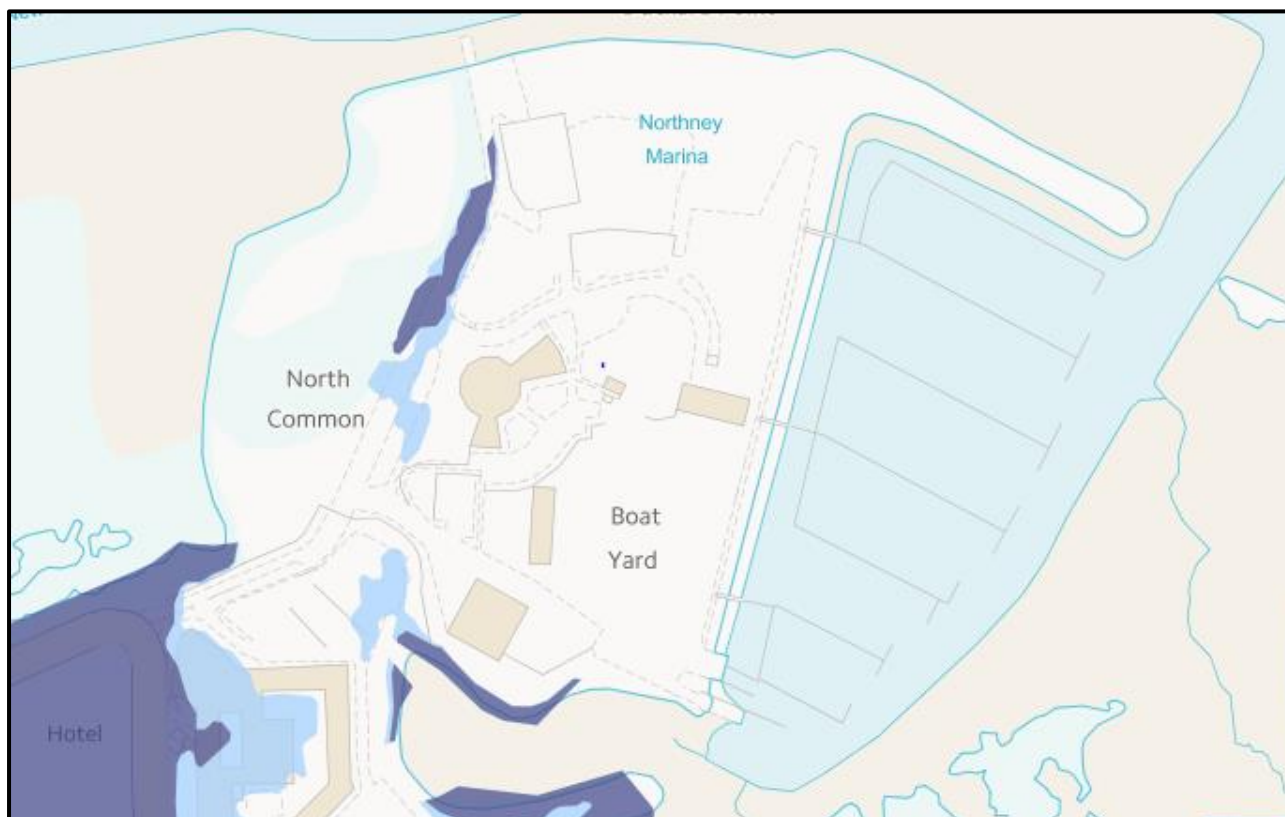


Figure 2 – Extract from EA Flood Maps showing application site within FZ1.

The following is also relevant in respect of Flood Risk;

- The EA flood maps show the site to be within FZ1 – Low Probability, where all development is acceptable. (Defined as “Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as ‘clear’ on the Flood Map – all land outside Zones 2 and 3”)
- There is no flood risk associated with a breach from reservoirs.
- The site was not affected by the 2008 flood event and the site has not been subject to historic flooding according to EA product 4 data.
- Having regard to the Partnership for Urban South Hampshire (PUSH) Climate Change Flood Map Year 2115, the site will fall within FZ3 however, EA climate change guidance released February 2016¹, requires the assessment of climate change **for the lifetime of the development**. The proposals are

only intended to be for a temporary period of 3 years and consequently, it is considered that no flood risk will arise during the lifetime of the proposals.

CONCLUSIONS

This Flood Risk Assessment demonstrates that the use of land for the siting of modular offices for a period of 3 years will not cause or exacerbate flood risk and consequently the development is safe and does not increase flood risk elsewhere. The site currently lies within FZ1 – Low Probability as defined by the National Planning Practice Guidance and consequently, the proposed use for temporary offices/yacht club storage, a Less Vulnerable Use, for a temporary period of 3 years is considered acceptable.

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¹ Flood Risk Assessments: Climate Change Allowances 2016 (Updated Feb 217) - Environment Agency