

**PROPOSED BOAT SALES OFFICES (TEMPORARY)**  
**HAMBLE POINT MARINA, HAMBLE**

**FLOOD RISK ASSESSMENT**

1. The proposal concerns the retained siting of a pair of small office units at Hamble Point Marina, for a further temporary period.
2. Hamble Point Marina is a sizeable Marine Industry Estate with Boatyard and adjoining Marina Basin, occupying a land area of 6.4 ha. (16 acres) situated at the end of a low-lying peninsular at the mouth of the Hamble River Estuary on the northern shore of Southampton Water. The site is of triangular shape, with 2 sides forming water-frontage faces to Southampton Water and the estuary, and exposed to prevailing south-westerly winds and vulnerable to tidal surges.
3. The levels over the site and associated with the single approach road (School Lane) generally average 2.6 – 3.3m AOD, and although one section of the site is set at rather lower level, there is peripheral quayside and revetted bunding maintaining crest levels of generally 3.0 – 3.5m AOD.
4. Given its relative exposure and low level, the site would justify categorisation as a Flood Risk Zone 2 situation (medium/low risk), with current predictions prompting floor levels preferably set at 3.6 AOD minimum.
5. The older established development on the site generally falls slightly below the currently recommended level, whilst a proportion is noticeably lower. This situation is, however, fully recognised by the site operators, who have reinforced peripheral flood defences and installed drainage facilities to serve the lower-set areas. There is also an established warning and evacuation procedure, and conditions are obviously carefully monitored during vulnerable tidal and wind conditions. The existing installations have proved reliable to date, but it is recognised that future adjustment may be required. As a Marina establishment, the site normally accommodates at least several hundred boats, providing an adequate and effective option for any evacuation.
6. The situation pertaining to the site has been recognised and accepted, and the nature of much of the accommodation as Boatshed would not be unduly compromised by any incidence of flooding.

7. The two office units subject of consideration are single storey structures each of 62m<sup>2</sup> floorspace and used to accommodate Boat Sales and Brokerage uses. The buildings are sited alongside Huntsman Road, which connects the main quayside to the site entrance from School Lane and which is routed over the higher-set section of the site. The road maintains level of approximately 2.6m AOD, with the building floor levels at around 2.95m AOD. This floor level is comparable with general average on the higher section of the site, but significantly improved upon some of the older industrial accommodation.
8. Although set somewhat below the recommended longer-term level (3.6m AOD), the advised levels are not inconsistent with the general site situation, and are associated with only a short-term temporary arrangement. In the circumstances, given that the whole of this extensive site is low-lying and consequently prone to some possible risk, the buildings would secure a reasonable protection generally consistent with the higher level of the site. The situation also prompts existence of well-rehearsed emergency plans, in which circumstances it is considered that primary concerns of safety of the workforce and emergency evacuation are satisfactorily addressed.