

**Planning Statement for Proposed Car Park and Re-alignment of Access Road at Redhill Marina,
Ratcliffe-On-Soar, Notts, NG11 0EB**

1. Overview

- 1.1. This application is submitted by Everything is Somewhere Ltd on behalf of Redhill Marina.
- 1.2. The proposed car park will provide more formalised car parking with 49 spaces provided together with the realignment of the access road. A new hedge is proposed to the eastern and southern boundaries of the car park.
- 1.3. The land in the Applicants control is shown edged blue and the Application Site is shown edged red on Plan Ref No 15746/Redhill/Loc. Given the extent of the landholding this plan is at a scale of 1:5000.
- 1.4. Plan Ref No 15753/Redhill/App shows the Application Site edged red.
- 1.5. Plan Ref No 15754/Redhill/Layout shows the proposed car parking spaces, the realigned access road, carpark access and proposed hedge.
- 1.6. The application includes a Flood Risk Assessment.

2. Proposed Development

- 2.1. With reference to Plan Ref No 15754/Redhill/Loc the key elements of the proposed development are shown.
- 2.2. The extent of the Application Site is currently a grassed field.
- 2.3. The car parking spaces provide a formal parking area and will avoid cars being parked at random within the Marina. This also provides a safer environment for staff and visitors. The new car parking spaces don't correlate to additional traffic to and from the site which is anticipated to stay at similar levels as present.
- 2.4. The internal access road has been realigned to provide access to the Proposed Car Park which has the key benefit of freeing existing hardstanding areas, shown hatched blue, lying between the realigned road and the existing industrial units. This area is used in conjunction with the industrial units and it currently intersected by the existing road. At present the area can accommodate up to 26 cars in addition to being used for parking and storage of boats. The existing layout makes the use of the blue hatched land difficult with traffic passing through the area. This causes operational difficulties as well as health and safety issues. The revised layout and in particular the realigned road resolves these issues.
- 2.5. The proposed scheme shows 49 car parking spaces set out in three rows with access between. The car parking spaces and car park access will be formed using aggregates and/or recycled construction materials and will be free draining.
- 2.6. The proposed internal access road will be hardsurfaced.
- 2.7. Redhill Marina has the benefit of direct access not the A453 via the highway network which provides access to East Midlands Parkway and Ratcliffe on Soar Power Station.

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3. Flood Risk

- 3.1. A Flood Risk Assessment (FRA) has been prepared by Shaw Savage.
- 3.2. The FRA explains the location of the Proposed Development to the River Soar and the Flood Zone as defined by the Environment Agency (EA). The Application Site lies within Flood Zone 3.
- 3.3. Flood modelling data predicts that the 1 in 100 flood event that the flood level would be 30.52MOAD which represents a 520mm depth over existing car park levels. The Proposed Car Park would be constructed to the same levels which range from 30.6MOAD to 30.0MAOD falling from west to east.
- 3.4. The Application Site is within the functional flood plain and therefore the proposed development must be designed to;
- Stay safe and operational during a flood
 - Avoid blocking water flows or increase flood risk elsewhere
 - Avoid loss of floodplain storage
- 3.5. The proposed use of the Car Park is for the Marina and according to EA advice is a water compatible development and would fall into sub-category 3b.
- 3.6. To overcome any risks presented by the proximity to the River Soar the proposed carpark would have finished levels no greater than 30.0MOAD.
- 3.7. The appropriate controls are already in place to ensure that staff and visitors are forewarned of any likely flood events and the main access road from the Mariana to the A453 is kept clear at all times.

4. Conclusions

- 4.1. The Proposed Development would provide an additional 49 car parking spaces and the realigned road would provide an improved site configuration with the associated operational and health & safety benefits.
- 4.2. The Proposed Use is "water compatible" as set out in EA advice and has been designed in accordance with that advice.
- 4.3. In light of the nature of the existing access from the Marina to the highway network the Marina effectively has direct access to the A453. However the Proposed Development intends to formalise car parking arrangements on the site and does not change vehicle movements to and from the site.