

**PROPOSED ICE CENTRE  
ST MARY STREET, CHAPEL ROAD, SOUTHAMPTON  
FLOOD RISK - SEQUENTIAL TEST**

**1. RISK AVOIDANCE**

1.1 Is the development inappropriate to the use set out in PPS 25 Tables D2 and D3?

**1.1.A Proposed Development**

A mixed use development comprising retail and parking on the ground floor, parking on the first floor and an ice rink, ancillary facilities a café and restaurant on the second and third floors.

**1.1.B Previous use of the site**

Nightclub and garage/tyre centre

**1.1.C Table D2 – Vulnerability classification**

Leisure – **less vulnerable**

Retail and restaurants – **less vulnerable**.

Nightclub - **more vulnerable**

Garage as retail – **less vulnerable**

**1.1.D Table D3 – Flood risk vulnerability and Flood Zone compatibility**

- The Site is in flood zone 2 with a very small section – under 5% on the N.E. corner within Zone 3 (this will be where the proposed car park entrance will be and is therefore excluded from the test)
- Table 3 Flood Zone 2 compatibility:
  - Essential infrastructure
  - Water compatible
  - Highly vulnerable
  - More vulnerable**
  - Less vulnerable**

**SECTION 1: CONCLUSION**

**The Development would be compatible and since a nightclub has a more vulnerable status an exception test is not required.**

**2. OBJECTIVES OF THE DEVELOPMENT**

2.1 To provide much needed restaurants and shops in the area to revitalise its local importance and provide employment. To re-establish the Southampton ice rink for which there is a strong local and regional demand as a key leisure facility and for the provision of healthy living.

2.2 To give new life to this part of the St Mary's area which has suffered in recent decades due to its separation from the city centre by the East Street development and the Hoglands dual carriageway.

2.3 **Site categorisation**

The Applicant has received advice from the L.P.A. that they would support proposals to regenerate this part of the St Mary's area as well as to provide some potential employment opportunities, subject to them satisfying Planning Policy.

2.4 **Local Plan Policy: A synopsis of MSA12**

To promote within the area an integrated community with a revived economy as essential elements for the livelihood of the district.

2.6 **Other sites within the St Mary's Regeneration area**

- The Applicant does not own other sites within the Regeneration Area.
- There are no other available sites of the necessary size in this part of the St Mary's area.

2.7 **Other uses for the site**

A Sequential Test and Flood Risk Analysis supported a previous Application for a mixed-use development of flats and shops. The Environment Agency accepted the findings, but the proposals have been set aside in favour of the current proposals.

3.0 **SITES IN AREAS OF LESS RISK**

3.1 Southampton City Council Development Control has stipulated research into three sites within central Southampton.

3.2 The sites are defined as MSA sites in the Local Plan. They are:

MSA 3 Charlotte Place

MSA 6 West Quay Phase 3 (aka The Watermark Site)

MSA 10 Mayflower Park

3.3 Charlotte Place Zone 1

The Applicant was unsuccessful in an open bid for the development of this site in 2007. The site remains vacant, the selected developer having gone into receivership. The defunct proposals were for residential development. Subsequent enquiries by the Applicant indicate that this remains the Council's preferred use.

3.4 West Quay Zone 1

Outline Planning Permission has been granted to Hammerson plc and agreements signed for mixed use comprising retail, leisure and residential development. Work is due to proceed at the end of 2010

- 3.5 Mayflower Park Zones 2 & 3  
The zones cover approximately half of the site leaving insufficient area for the proposals.

4. **ASSESSMENT OF RISK FROM  
FLOODING TO THE DEVELOPMENT**

- 4.1 The commercial life span of the proposals based upon current comparable operations and projected use will be twenty five years.
- 4.2 The Environment Agency in a Pre Application meeting has confirmed that the anticipated flooding from rivers and the sea could be 3.185 A.O.D. This would require the ground floor and safe access to safety to be at 3.5 A.O.D.
- 4.3 Appended to this report is a plan indicating proposed Highways Works which have been agreed in pre application discussions with the Council. These include raising the pavement and road levels locally to 3.5 A.O.D to provide safe pedestrian egress to the North and thence via St Mary St to existing levels of 3.53 to 3.75 A.O.D.

5. **ASSESSMENT OF RISK FROM  
FLOODING FROM THE DEVELOPMENT  
AND S.U.D.S**

- 5.1 Peak flow and Storm attenuation strategy.  
The Environment Agency has confirmed a requirement for 100% attenuation on site for a one hundred year storm at 300mm coverage over a six hour period.  
The surface water strategy is based upon the footprint of the proposed development covering the entire site. It combines the use of a below- ground cistern for irrigation of a "green wall" and soakaways. Some or all of the surface water subject to further calculations will pass through the cistern before going to the soakaways.  
The surface area will be 2750m<sup>2</sup> producing a potential volume of storm water of 825m<sup>3</sup>.  
Tests carried out as part of the previous scheme for this site produced a percolation result of 1.5m<sup>3</sup>/minute in a soakaway 2.5 x 2.5m by 3m deep. Soakaways would be located on site without difficulty to process the 2.29m<sup>3</sup>/min generated by a storm.  
This comparison does not take account of the cistern's capacity, nor Annex F of PPS 25 which requires surface water flows to mimic previous rates. When not full, the cistern could further attenuate the flows. The strategy will be an improvement on the previous flows which in the case of the garage were partly generated by the forecourt draining to the road.