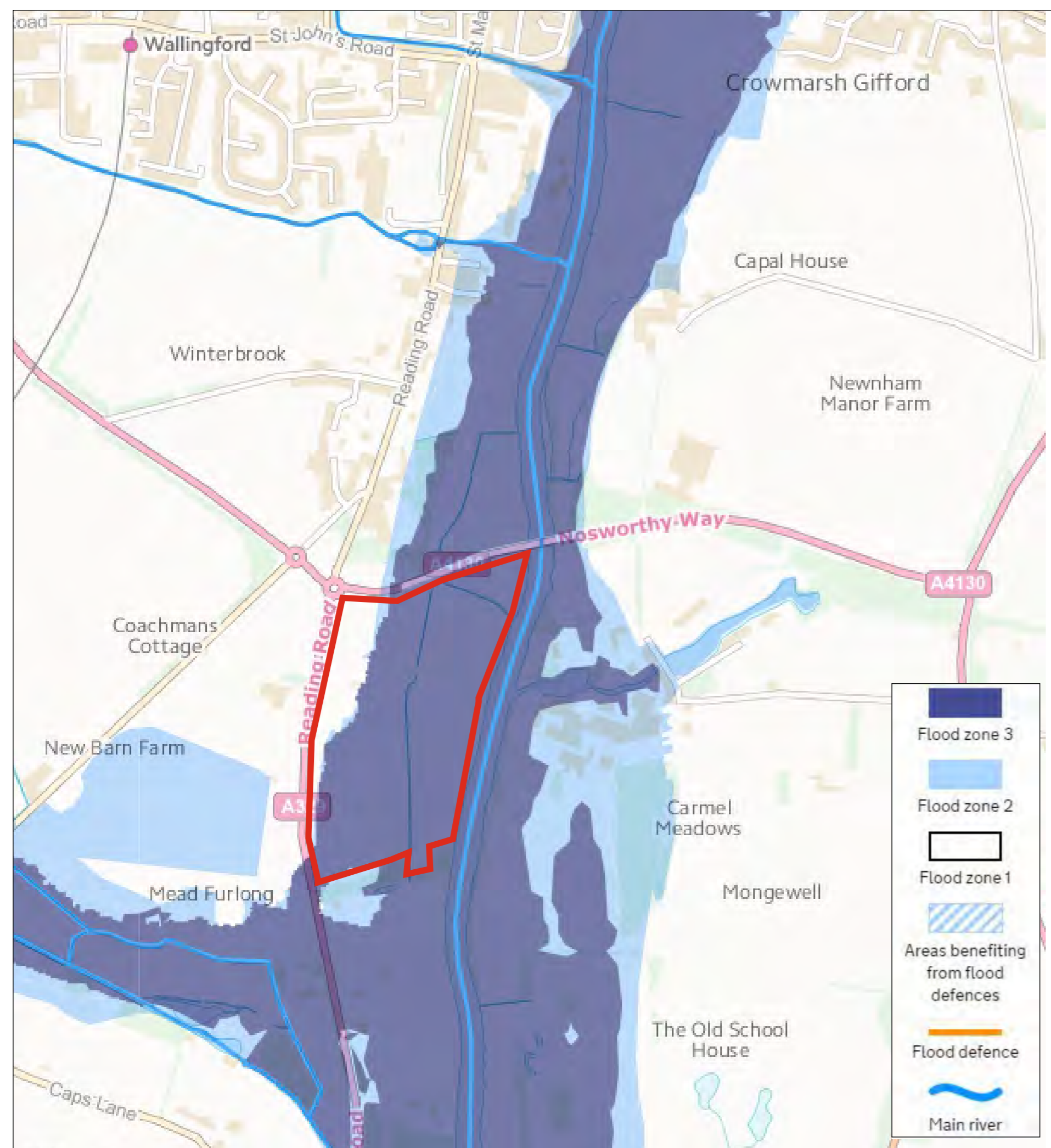


# Proposed River Thames Marina Development, near Wallingford

## SURFACE WATER, GROUNDWATER & FLOOD RISK

Independent specialist consultants have assessed the water-related risks both within the marina construction area and to third parties outside of the proposed development, during the construction period and the marina operational period.

Sand and gravel workings and Marinas are classified as Water Compatible Development in the NPPF.



Environment Agency Flood Map for Planning

### Flood Risk Assessment

All marina and construction phase plant and buildings will be located off the floodplain.

Flood modelling shows no increase in the water levels during the construction period and indicates a marginal reduction in flood water levels during the marina operation.

### Groundwater

So the mineral can be extracted 'dry', it will need to be de-watered. De-watering and discharge during the construction period would be controlled under a Permit issued by the Environment Agency.

The assessments conclude there will be no negative water impacts either within the marina development or to third parties.

### Protection Measures

No working on the floodplain or discharge of water during flood warnings.

To maintain the integrity of the Thames riverbank a undisturbed buffer margin of 30m will be maintained.

Marina pontoons will float to rise and fall with changing water levels.

## PUBLIC RIGHTS OF WAY

### Thames Path:

It is proposed that a footbridge is constructed over the marina entrance to provide continued access along the Thames Path.

This bridge will have very gently sloping ramps to ensure that the path remains easily accessible to the public.

The land surrounding bridge will be landscaped and planted to provide a pleasant view.



Marina Entrance and Proposed Thames Path Footbridge