FLOOD RISK STATEMENT

TO SUPPORT THE PROPOSED TEMPORARY INSTALLATION OF SLEEPING AND DINING PODS AT

THE REGENTS PARK BARRACKS

Albany Street, London NW1 4AN

Prepared by

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for

VINCI Facilities Defence

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1. INTRODUCTION

This Flood Risk Statement has been prepared in support of a planning application for the temporary installation of fifteen (15) sleeping pods and two (2) dining pods within an existing car park area inside a secure Ministry of Defence (MOD) military base in Central London.

The accommodation is required for a temporary operational period commencing 27 April 2026 and remaining in place for approximately eight (8) weeks. Following this period, all structures and associated services will be removed and the site fully reinstated.

This statement assesses the proposal in respect of national and local flood risk planning policy.

2. SITE LOCATION & EXISTING CONDITIONS

The application site comprises an existing hard-surfaced car park within a secure, operational military estate.

The site:

- Is fully surfaced with impermeable hardstanding
- Is served by an established surface water drainage system
- Contains no watercourses or drainage ditches
- Is not located within a functional floodplain

There are no proposed alterations to site levels or existing drainage arrangements.

3. FLOOD RISK CLASSIFICATION

According to the Environment Agency Flood Map for Planning, the site is located within Flood Zone 1 (Low Probability).

Flood Zone 1 is defined as land having a less than 1 in 1,000 annual probability of river or sea flooding.

The site is:

Not within Flood Zones 2 or 3

Not within a designated functional floodplain (Flood Zone 3b)

Not identified as being at significant risk from tidal flooding

In accordance with the National Planning Policy Framework (NPPF):

Development within Flood Zone 1 is appropriate in principle.

The proposed use falls within the “Less Vulnerable” classification.

The Sequential Test is not required in Flood Zone 1.

The Exception Test is not required.

4. NATURE OF THE PROPOSED DEVELOPMENT

The proposal consists of:

15 sleeping pods (3.35m x 2.875m, height 2.6m)

2 dining pods (2.87m x 6.7m, height 2.6m)

The pods are:

- Single-storey modular units
- Positioned directly on existing hardstanding
- Installed without excavation or permanent foundations
- Fully removable

The development is strictly temporary for a period of approximately eight weeks

5. IMPACT ON FLOOD RISK

Fluvial and Tidal Flood Risk - The site lies within Flood Zone 1 and is therefore at low probability of fluvial or tidal flooding. The proposal does not increase vulnerability or introduce permanent residential accommodation.

Given the temporary duration and low flood probability classification, the development does not materially affect fluvial or tidal flood risk.

Surface Water Flood Risk - The proposal:

- Does not increase the site area
- Does not introduce new hardstanding
- Does not alter site levels
- Does not interfere with overland flow routes
- Does not modify the existing drainage system

Surface water will continue to drain via the existing car park drainage infrastructure.

As no additional impermeable area is created and no changes are made to drainage pathways, there will be no increase in surface water runoff rates or volumes.

Drainage and Foul Water - Wastewater generated by the pods will be collected in temporary holding tanks and removed from site by tanker. There will be:

- No permanent drainage connections & no below-ground infrastructure works
- No discharge to public sewer
- No alteration to existing drainage systems
- All servicing is temporary and fully reversible

6. RESIDUAL RISK & REINSTATEMENT

The pods are lightweight, modular units located at surface level and are not embedded into the ground. In the unlikely event of a flood warning, the units could be removed or secured as part of operational site management procedures.

At the end of the 8-week period, all pods & temporary works will be removed. The car park will be fully reinstated to its existing condition.

There will be no residual impact on flood risk or drainage infrastructure.

7. POLICY COMPLIANCE

The proposal complies with:

- The flood risk guidance within the National Planning Policy Framework (NPPF)
- The associated Planning Practice Guidance
- Camden Local Plan Policy CC2 (Adapting to Climate Change), insofar as the development does not increase flood risk or vulnerability

The temporary nature of the proposal, its siting within Flood Zone 1, and the absence of drainage alteration ensure full compliance with national and local flood risk policy objectives.

8. CONCLUSION

The proposed temporary installation of 15 sleeping pods and 2 dining pods:

- Is located within Flood Zone 1 (Low Probability)
- Does not require the Sequential or Exception Test
- Does not alter site levels or drainage patterns
- Does not increase impermeable area
- Does not increase flood risk on site or elsewhere
- Is fully reversible

The development therefore gives rise to no material flood risk implications and is acceptable in flood risk terms.