

22 November 2023
L231122 - SAV Cover Letter

Planning Department
Chesterfield Borough Council
Regeneration Directorate
Chesterfield
S40 1LP



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SUBMITTED VIA PLANNING PORTAL REF: Reference: PP-12625714

Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR THE INSTALLATION OF A MEZZANINE FLOOR TO BE USED FOR A PET CARE,
TREATMENT, AND GROOMING FACILITY WITHIN USE CLASS E
PETS AT HOME, UNIT 5, RAVENSIDE RETAIL PARK, CHESTERFIELD
PETS AT HOME LIMITED**

Introduction

We write on behalf of our client, Pets at Home Ltd, to apply for the installation of a mezzanine floor to be used for a pet care, treatment and grooming facility (Class E (e)) at Pets at Home, Unit 5, Ravenside Retail Park in Chesterfield.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we enclose the following documents which comprise the application:

- The completed application forms;
- CIL Forms;
- Drawing Ref: 6958/21 – ‘Site Location Plan’;
- Drawing Ref: 6958/01 – ‘Existing Layout Plan and Elevations’;
- Drawing Ref: 6958/24 – ‘Proposed Layout Plan and Rear Elevation’; and
- Flood Risk Assessment

As the application has been submitted electronically via the Planning Portal website (PP-12625714), payment for £289.00 has been made online.

The Application Site

The application site is the Pets at Home unit at Ravenside Retail Park in Chesterfield.

The Retail Park itself is accessed off the A619 Markham Road, a major arterial route through Chesterfield.

The Retail Park is located within walking distance of the town centre. It is an established destination for a mix of retail operators including Hobbycraft, Asda Living and B&M Bargains.

Directly adjacent to the site is a B&Q and Go Outdoors, which, with the Retail Park, creates a wider commercial area which is integral to Chesterfield’s overall attractiveness as a retail destination.

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The Retail Park has recently flooded and therefore Pets at Home are seeking to re-locate the existing vet onto a new mezzanine floor to reduce any cost impact as a result of any future flooding.

The Proposed Development

As stated above, this application seeks permission for the creation of a mezzanine floor to be used for retail (Class E) and / or a pet care, treatment and grooming facility (Class E (e)).

The proposed mezzanine floor will measure 358 sq. m and is illustrated on Drawing Ref: 6958/24 – ‘Proposed Layout Plan and Rear Elevation’.

Nature of the Proposed Use

Vets4Pets is part of the Pets at Home Group. It is a service industry, offering care and veterinary facilities for pets, and forms an integral part of the overall product range and services offered by Pets at Home in its larger format stores.

The facility will comprise 5 consulting rooms where general pet care advice is given and animals receive basic preventative medicine and treatments (such as worming or flea treatments). There will be a small operating theatre to undertake small scale procedures such as spaying and X-raying. The facility will also include a laboratory and a pharmacy area.

Pets at Home is the UK's largest retailer of pets and pet products, which includes a wide range of pet care goods. Given that Pets at Home is the predominant retailer of pets and related goods in the retail warehouse sector, it largely defines the nature of the large format, pet retailing market within the UK, which can be described as a retail use for the sale of pets and pet goods, with complementary pet care facilities.

We confirm that the Vets4Pets facility will only be accessible via the main Pets at Home store, that is, there will be no separate access or egress points for customers. The core hours of the pet care and treatment facility will be aligned with the primary retail use of the premises. All planned care and treatment will take place within the standard opening hours of the primary retail use.

Planning Policy

The National Planning Policy Framework (**'NPPF'**) sets out tests for new floorspace for town centre uses.

Paragraph 90 of the NPPF requires all proposals for main town centre uses which exceed 2,500 sq. m to be supported by an assessment of impact. Policy CLP9 of the Chesterfield Borough Local Plan sets a local threshold of 500 sq.m. The proposed new floorspace within the application site only comprises 358 sq. m, so is therefore significantly below the threshold. It follows that a formal impact assessment is not required in this instance. In light of this, it cannot be considered to have a significant adverse impact upon the vitality or viability of existing defined centres, or on proposed or committed investment in the town.

The NPPF requires a sequential approach to site selection to be adopted in respect of all developments for main town centre uses that are not in an existing centre and not in accordance with an up-to-date Local Plan.

Although the application site and wider Retail Park are established for large format town centre land uses, it is not a defined centre and accordingly we have prepared a basic sequential assessment as part of this submission.

As the proposed floorspace is required for a pet care, treatment and grooming facility, it is inextricably linked to the use of the rest of the unit as a retail shop selling pets and pet related products. It follows that the Vets4Pets facility can only realistically trade from within the Pets at Home store, and that the application site is the most sequentially preferable.

No part of the mezzanine will be used for retailing. Furthermore the mezzanine is an extension to the existing retail unit. This additional floorspace cannot be disaggregated from the floorspace at ground floor level and so the application site is the most sequentially preferable.

Flood Risk Assessment

As the application site falls within Flood Zone 3, a Flood Risk Assessment has been submitted as part of the application. It can be concluded however that there will be no adverse impact upon the risk of flooding at the application site or within the wider locality as a direct result of the development.

Summary and Conclusion

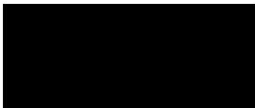
Given the unique characteristics of Pets at Home and the overall physical and functional relationship between the retail business and the Vets4Pets facility, we consider that the mezzanine floorspace as a pet care, treatment and grooming facility will not have any material effect on the function of the unit or wider commercial area.

In light of the above, we respectfully request that this application is approved and that planning permission is granted for the installation of a mezzanine floor to be used for a pet care, treatment and grooming facility (Class E (e)) at Pets at Home, Unit 5, Ravenside Retail Park.

We trust that the information provided above and on the enclosed drawings is sufficient for the Council to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Katie Parfett or Tim Price at these offices.

Yours faithfully



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