

## FLOOD RISK ASSESSMENT

### PETS AT HOME, UNIT 5, RAVENSIDE RETAIL PARK, CHESTERFIELD



### APPLICATION FOR THE INSTALLATION OF A MEZZANINE FLOOR TO BE USED FOR RETAIL AND/OR A PET CARE, TREATMENT AND GROOMING FACILITY (CLASS E)

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#### Introduction

- 1.1 This document has been prepared in relation to an application being submitted on behalf of Pets at Home Limited, for the installation of a mezzanine floor (358 sq. m) at Pets at Home, Ravenside Retail Park in Chesterfield.
- 1.2 The proposed floorspace will be created exclusively at mezzanine level within the existing building. There are no works proposed to extend the external developed area of the approved building.

#### The Site and Level of Risk

- 2.1 The application site is located in the existing retail terrace at the Retail Park. It is identified on the Environment Agency's flood map as falling within Flood Zone 3.
- 2.2 This is land assessed as having a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea in any year.

#### Suitability of the Proposed Development

- 3.1 The site lies within an existing developed area and the proposed development falls within the existing retail park. The proposed mezzanine floorspace will be inextricably linked to the ground floor retail use, and is above ground level. It follows that none of the works will reduce storage capacity for water on the Site. Accordingly, the proposed development will not increase the risk from flooding on the site.
- 3.2 As the proposed floorspace is of a very minor scale and will be created exclusively within the building at the site, there will be no material change to the load imposed on the existing drainage infrastructure.
- 3.3 Furthermore, as the floorspace is to be created at mezzanine level, there are no alterations proposed to the established layout of the site. It follows that the access to the individual units for both customers, service vehicles and emergency services will remain constant.
- 3.4 As above, the proposed floorspace at mezzanine level will comprise an area of 358 sq.m. The Environment Agency advise that a non-domestic extension where the additional footprint created by the development does not exceed 250 sq.m is a minor extension. Accordingly, the extension in this case only slightly exceeds the threshold.
- 3.5 The vulnerability of the development or land use must be taken into account as the consequences of flooding may not be acceptable for particular types of development.
- 3.6 We can confirm that there is no sleeping accommodation below the predicted flood level of the floorspace as the site falls within Use Class E. As the Council is aware, this use falls within the 'Less Vulnerable' classification. It follows that the site is considered to be acceptable. As such, there is no increase in flood risk arising from the proposed uses and no requirement to undertake either sequential or exception assessments.

#### Conclusion

- 4.1 In light of the above, we conclude 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.

4.2 Furthermore, there will be no increase in risk of damage to existing buildings at the site or risk to customers visiting the site. Accordingly, we conclude that the development is suitable for the application site and accords with both local and national planning policy.