

Flood Risk Informative

Aldi, Unit B, Barnfield Drive, Chichester PO19 7AG

1. Introduction

- 1.1 This statement has been prepared by Avison Young to serve as a Flood Risk Informative in support of a planning application seeking permission for the extension of plant areas to the rear of the existing Aldi store at Unit B, Barnfield Drive, Chichester. The development includes the incorporation of new plant (ASHPs) and an extension to the plant cage and frame to accommodate these units.
- 1.2 The assessment below is made in accordance with the Environment Agency's (EA) Standing Guidance and the national Site-Specific Flood Risk Assessment Checklist.

2. Development Site and Location

- 2.1 The Site is located to the northeast of Chichester, accessed from Barnfield Drive and Kingsmead Avenue. A Site Location Plan, identifying the sites location, has been submitted alongside the application. The Aldi Store occupies Unit B of Barnfield Retail Park, with other units in the vicinity comprising a Home Bargains, Iceland (Food Warehouse), Halfords, Homebase and Solent Wholesale Carpets.
- 2.2 **Figure 2.1** below show the location of the unit in relation to the designation of the EAs Flood Zone Map for Planning.



Figure 2.1 Extract from EA Flood Map for Planning.

- 2.3 The application site red line boundary submitted denotes the location of the plant extension. As outlined in **Figure 2.1**, part of the Site Area will be located within Flood Zone 2 (FZ2). FZ2 can also be described as land having 0.1% to 1% annual probability of river flooding. There will be no works to the

existing access, nor works to the existing hardstanding or environment, nor any material intensification that would give rise to flood risk.

3. Development Proposal

- 3.1 The development proposed is for the extension of plant to the rear of the existing retail unit. The development would not provide any habitable accommodation, nor retail floorspace, and would remain surface development.
- 3.2 The proposed development is minor in size, scale and use. The feature would be provided in association with industry standards and is thus categorised as 'Less Vulnerable' in Table 2 of the Flood Risk Vulnerability and Flood Zone Capability Table, see **Table 3.1** below.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	✗	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	✗	✗	✗	✓*

Key:
 ✓ Development is appropriate
 ✗ Development should not be permitted.

Table 3.1 Extract from Flood Risk Vulnerability and Flood Zone Capability Table

4. National Planning Policy Framework (NPPF)

- 4.1 In regard to the direction of Paragraphs 165 – 175 of the NPPF, the site lies within FZ2 and the store is pre-existing. It is therefore sequentially impossible to locate the extension of plant anywhere else. In any case, the site location has been chosen, as it represents the area of lowest flood risk with regards to the wider Aldi Store site, see **Figure 2.1** for reference.

5. Climate Change, Site Specific Flood Risk & Surface Water Management

- 5.1 It is not considered that the development will increase flood risk caused by climate change. The development would be located on a small area of existing hard standing and it is not considered that this will increase flood risk elsewhere through run off or increased strain on the existing drainage

systems on site. The development will not affect or lessen the ability of existing surface water management on site.

- 5.2 The proposal does not propose to accommodate residential habitation and is very small in spatial extent.
- 5.3 The development will rely on existing flood risk measures and defences on site. It will not increase flood risk elsewhere or surface water run off through the lifetime of the development and is the most appropriate location for such development.

6. Conclusion

- 6.1 This statement is prepared in view of the direction of the Government Advice for Site Specific Flood Risk Assessment and in view of National Planning Policy.
- 6.2 Overall, although the site is designated within FZ2, the location has been selected as the least vulnerable location in relation to the existing store and the EAs Flood Zone Map for Planning. The development would occupy a small area of the site with a negligible impact on the existing flood and water management strategy on site.