

UNIT C

IMPERIAL RETAIL PARK, GRAVESEND

FLOOD RISK ASSESSMENT

OCTOBER 2023



CONTENTS

1.0 FLOOD RISK ASSESSMENT3

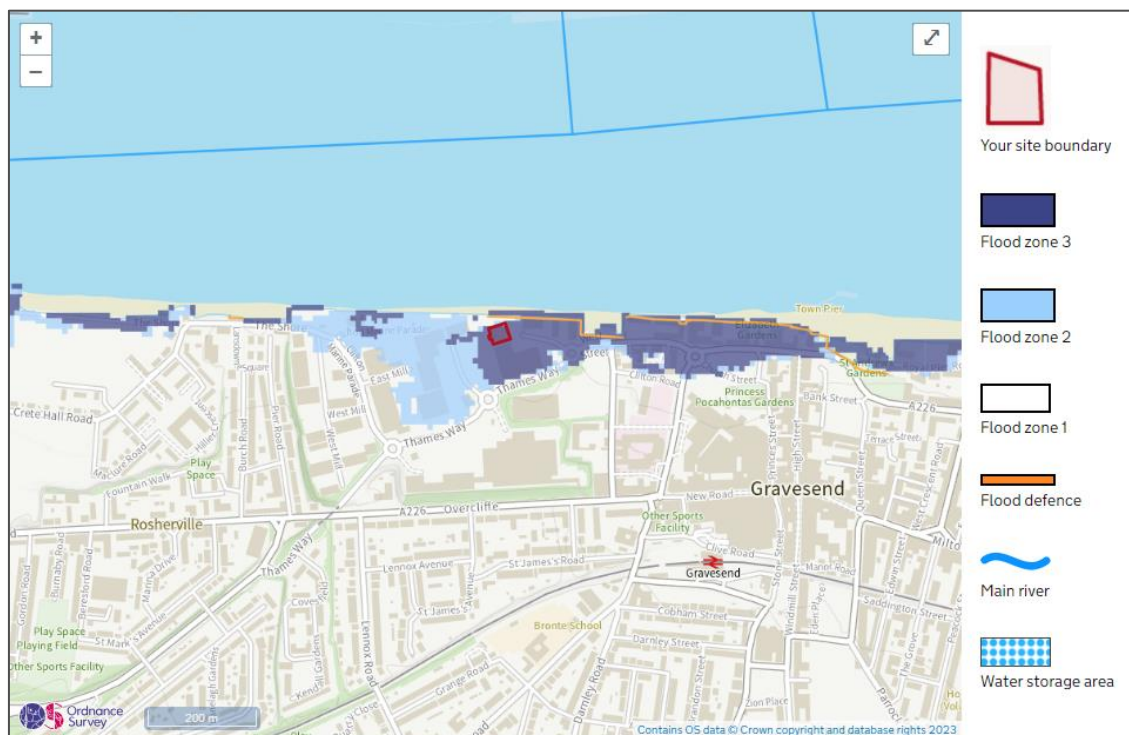
1.0 FLOOD RISK ASSESSMENT

Introduction

- 1.1 This document has been prepared in relation to an application being submitted on behalf of Box+III Gravesend Limited for the variation under Section 62 to enable the ground floor of Unit C at the Imperial Retail Park in Gravesend ('the Site') to be used as a foodstore. The purpose of the application is to secure the re-occupation of the unit, specifically by a food retailer.
- 1.2 The proposed development does not result in any additional floorspace at the Site, and it does not propose to extend the external developed area of the existing building.

The Site

- 1.3 Unit C comprises approximately 928 sq. m GIA of floorspace at ground floor, with a mezzanine floor of 449.2 sq. m. The Site is located within the administrative boundary of Gravesham Borough Council and is located just south of the River Thames. Gravesend Town Centre is located approximately 600m to the south east, approximately a 10-minute walk.
- 1.4 The immediate surrounding land uses are largely commercial retail warehouse units, alongside a number of industrial and logistics uses. Occupiers within the Imperial Retail Park are predominantly established national retailers including Lidl, B&Q, Halfords, Pets at Home and Tim Hortons, amongst others. The Site provides parking for approximately 409 vehicles.
- 1.5 The Site is located within Flood Zone 3, as shown on the below extract from the Government's Flood Map for Planning.



Suitability of the Proposed Development

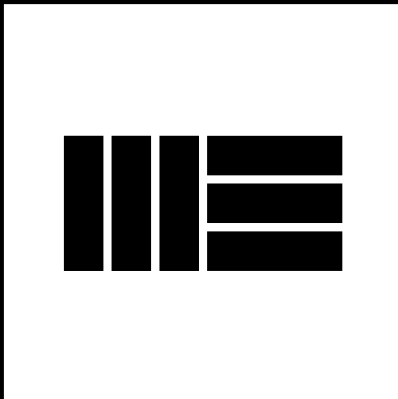
- 1.6 The proposed development seeks to widen the range of goods that can be sold from Unit C to allow the unit to be used as a foodstore within Use Class E(a). No physical works are proposed, either internally or externally, apart from agreeing the principle of installing plant machinery to support the foodstore use.
- 1.7 Table 2 of the Development Vulnerability Category (Paragraph 066 of the Practice Guidance) confirms that Class A1 'retail' uses (now Class E(a)) are identified as a 'Less Vulnerable' use. Table 3 (Paragraph 067 of the Practice Guidance) subsequently confirms that 'Less Vulnerable' uses are considered appropriate development for areas to fall within Flood Zone 2 and 3.

- 1.8 Therefore it is clear that the proposed food use, is appropriate within this location, from a flood risk perspective.
- 1.9 There is no additional floorspace proposed at the Site, and there is no change in the footprint of the building. Therefore there will be no impact on the risk of flooding within the immediate area or the flood catchment area. The development will also not have an adverse impact on a watercourse, floodplain, or its flood defences, will not impede access to flood defence and management facilities, and will not affect local flood storage capacity or flood flows. The proposal does therefore not raise any flooding concerns.
- 1.10 As the proposed development does not result in any additional floorspace, change in the footprint of the building and the site area as a whole is less than 1 hectare, it falls within the definition of 'Minor Development' (Paragraph 046 of the Practice Guidance). The proposal is therefore not required to be subject to the Sequential and Exception Tests.
- 1.11 Having assessed the proposed development against the relevant flood risk planning policy guidance, we conclude that it does not give rise to any flood related planning issues.

Conclusion

- 1.12 Taking account 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.
- 1.13 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 Site and accords with both local and national planning policy.

MONTAGU EVANS
70 ST MARY AXE
LONDON
EC3A 8BE



WWW.MONTAGU-EVANS.CO.UK

London | Edinburgh | Glasgow | Manchester

WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL