

Application SMD/2017/0837

Construction of Industrial Building and additional access at
Unit 11 Brooklands Way, Leekbrook, ST13 7DT.

Flood Risk Assessment.

Development description and location.

- *The proposal is for the erection of a building 32m x 15m principally on the site of existing hardstanding. The existing building is steel framed with corrugated sheeting sides with a pediment wall in concrete panels to 2 m.
- * The site lies within an area of zone 2/3 flood risk on the current Environment Agency Map.
- * The site is within the established Brooklands Way industrial estate constructed in the early 1990's and designated for Employment in the local Plan.
- * A sequential test has not been carried out as the site is already developed under planning controls.
- * The building will provide a production or warehousing facility in addition to the existing employment opportunities within the Estate.

Definition of flood hazard.

- *The site is on the South side of a brook that drains the valley to the east and towards Bradnop. Flooding in the 1990's resulted from a blockage of the culvert under the Estate road which affected the Units to the East. Any risk that there is would come from another blockage of the culvert which has not occurred in the past 20 years.
- * The building is sited to extend 2m beyond the existing boundary and replace the existing 40degree earth berm with a vertical wall in concrete panels. This will not reduce the volume of the flood plain.
- * The surface water is drained to a storm sewer that discharges into the brook downstream of the culvert.

Probability.

- * Our interpretation of the EA flood zone map is that the site is in zone 2.
- * There is no Strategic Flood Risk Assessment map on the SMDC website.
- * The applicants consider that bearing in mind the information available there is no probability of flooding of the site as existing.
- * The maximum monthly rainfall in the area is 78.5mm. The extension will not increase the area of surface water run-off as the site is already concrete surfaced.

Climate change.

The SMDC website does not identify any additional risk from climate change.

Detailed development proposals.

- *The floor levels of the building are contiguous with the existing ground levels.
- * No vulnerable processes will be carried out within the building at floor level.

Flood risk management measures.

- *No extra measures are proposed.

Off site impacts.

As the surface water run-off is not increased and the volume of the flood plain is not reduced it is not considered that there will be any off site impacts of the development.

Daniel and Sons 14/12/2017.