# FLOOD RISK ASSESSMENT

**PROPOSAL : Proposed change of use of Warehouse (B8) to offices (Class E(g)) and associated alterations**
**ADDRESS : Cottage Delight Ltd, Brooklands Way, Leekbrook, ST13 7QF**
**APPLICANT : Cottage Delight Ltd**
**DATE : November 2022 JOB No. : 2022-2714**

## DESIGN

**ASSESSMENT**
**Assessment Area**

The application building comprises of an existing industrial unit at Brooklands Way, Leekbrook. It is located within an existing and established industrial estate and lies in close proximity to the council's designated employment site off Basford Lane. Given the nature of the proposal it is considered that the proposal should be influenced by the nature of development on the site and nearby. Buildings in the area are generally functional industrial buildings and comprise, usually, brick or concrete plinths with coloured sheeted walls and roofs.

The application proposes the change of use of a small corner of a large existing warehouse building. A sequential test has not been carried out as the application building is existing and the site constitutes brownfield land. The land use proposed for this development, as set out above would be acceptable within flood zones 1, 2 and 3a.

Definition of Flood Hazed
The application site lies on the southern side of a small brook that drains the valley to the east and towards Bradnop. Surface water is drained to a storm sewer that discharges into the brook downstream of the culvert. The EA have no record of any historic flooding on the site.

Probability
The area adjacent to the brook and its tributary is indicated as lying within Flood Zone 2 with the application site in an area of zone 2 flood risk on the current Environment Agency map. Staffordshire Moorlands District Council have a Level 1 Strategic Flood Rise Assessment (dated 208) that deals with the flooding in this area. The applicants consider, having regard to the information available that there is no probability of flooding of the site as existing. The maximum monthly rainfall in the area is 78.5mm. The proposed development will not increase the area of surface water run off as the building is already existing. The Staffordshire Moorlands District Council website does not identify any additional risk from climate change.

Detailed Design Considerations
The floor levels of the buildings would not be altered and therefore no additional flood risk management measures are proposed.

Conclusion
This flood risk assessment document has looked at the implications of the development with respect to flooding and established that the application site lies within an area designated as Flood Zone 3.

As the surface water run off would not be 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.