
FLOOD RISK ASSESSMENT – PROPOSED CAMPING/GLAMPING SITE AT LOWER BRAYSHAW, TOSSIDE

THE SITE / PROPOSAL

The proposed development site comprises an area of farmland associated with Lower Brayshaw to the north of the village of Tosside.

As the site area is less than 1Ha in area, there is no requirement for the application to be supported by a Flood Risk Assessment. It is noted that the Lead Local Flood Authority (LLFA) confirmed they had no objection to the proposed development

A review of the Craven Strategic Flood Risk Assessment (SFRA) confirms that the site is entirely located within Flood Zone 1. The extract of Map 35 of the SFRA 2017 detailed map confirms this position:



Figure 2: Extract of SFRA detail map 35 (Source: Craven District Council).

A review of the Surface Water Flood Map is difficult to assess. It is noted that there is considered to be a low risk of surface water flooding in the proximity of the site. Based on the evidence before us it is extremely difficult to say for certain that the proposed units will be in an area at low risk of surface water flooding.



Extent of flooding from surface water

● High
 ● Medium
 ● Low
 Very low
 Location you selected

Figure 3: Surface Water Flood Map (Source: The Environment Agency).

Low risk means that this area has a chance of flooding between 0.1% and 1% each year. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

We have overlain the above Surface Water Flooding Map extract to an OS Extract to show the location of development with respect to potential Surface water flooding.



Figure 4: Surface Water Flood Map overlaid on OS Map.

The above clearly shows that the area at risk of surface water flooding at the site is minimal and restricted to the extreme south-eastern corner of the site, where the proposed pond is to be located (and is the reason for its chosen location). We do not consider that any of the proposed glamping units will be located in this area of minimal surface water flooding.

The site itself is an agricultural field that benefits from existing soakaways. Other than the erection of up to 6 glamping units, the scheme shall retain its permeability through the use of permeable materials and surfaces.

The proposal includes a pond that will act as an attenuation pond. It is proposed that all water on site will flow into this feature and provide mitigation. It is also considered that conditions can be attached to any potential planning approval that requires details of mitigation against potential surface water flooding to be provided prior to the erection of the proposed units.

PROPOSED RESILIENCE MEASURES

The site lies within flood zone 1 which is at the lowest risk of any flood. Should it be considered necessary, any approved structure will utilise the following resilience measures to keep water out in the following ways:

- Using flood resilient materials where needed.
- Use of porous materials to form access track and parking areas.
- Raising the electrical sockets on the ground floor.
- Ensuring that there is access to all spaces to enable efficient drying and cleaning as required.