

Surface Water Flood Risk Assessment

Low Barn
Grunsaigill
Tossie
BD23 4SL

Background

This assessment supports a planning application for the construction of a steel frame agricultural building at Low Barn, Grunsagill.

Low Barn is located within open countryside approximately 1.6 miles south east of Tossie adjacent to Grunsagill Road.

The farm curtilage is accessed via a stone track off Grunsagill Road. Within the site the access track crosses a small culverted ditch.

Environment Agency flood maps show the site is within Flood Zone 1 for flooding from rivers and seas for the present day and including climate change 2070 - 2125. (See Annex A).

The proposal is for an agricultural building within Flood Zone 1. The intended use is for agriculture. NPPF Annex 3 indicates that the intended use falls into the '**Less Vulnerable**' classification and development is appropriate.

Surface water flood maps show the extent of surface water flooding 1 in 30 year, 100 year and 1000 year period is limited to the section of the access track which crosses the culverted ditch.

This area is well outside the footprint of the proposed building.

Annex A also shows the chance of flooding to 20cm for both the present and 2040 - 2060 period is restricted to the small area across the culvert.

Summary

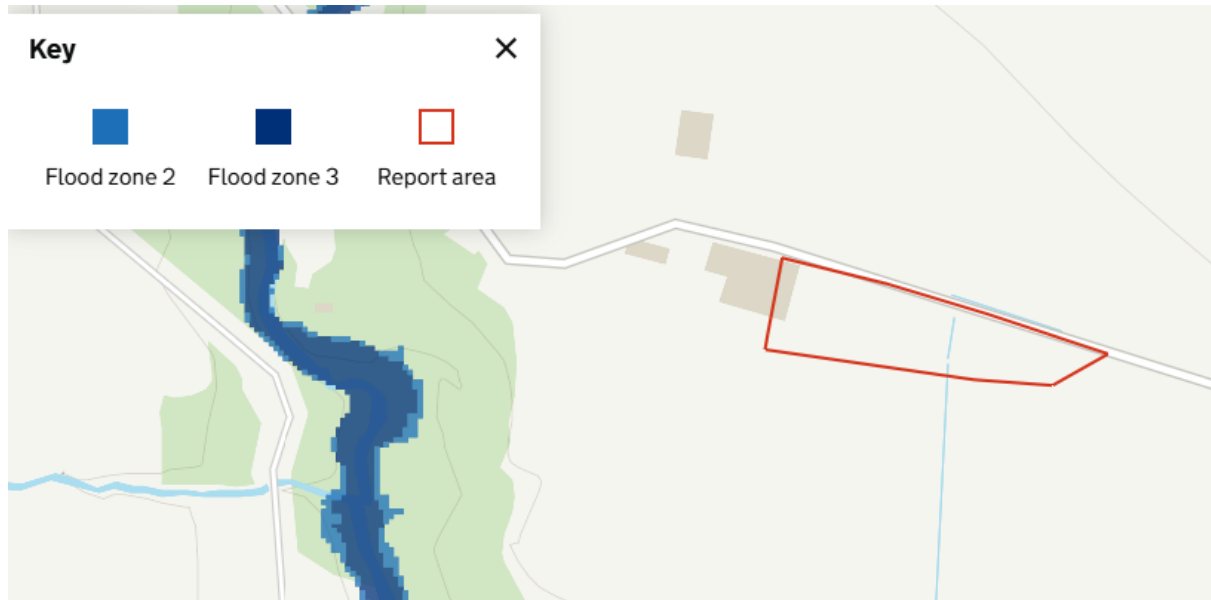
The EA maps show the area of surface water flooding is within a defined area well outside the proposed building.

The likelihood of flooding to 20cm is very low and restricted to the culverted ditch.

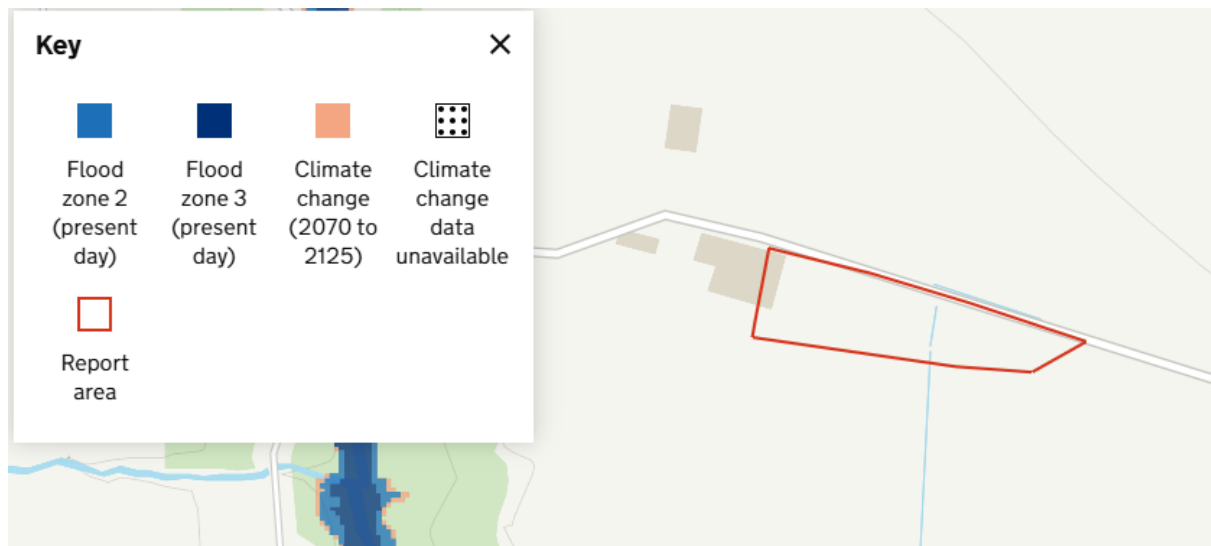
The surface water flood risk is negligible.

Appendix A Flood Maps

Rivers & Seas

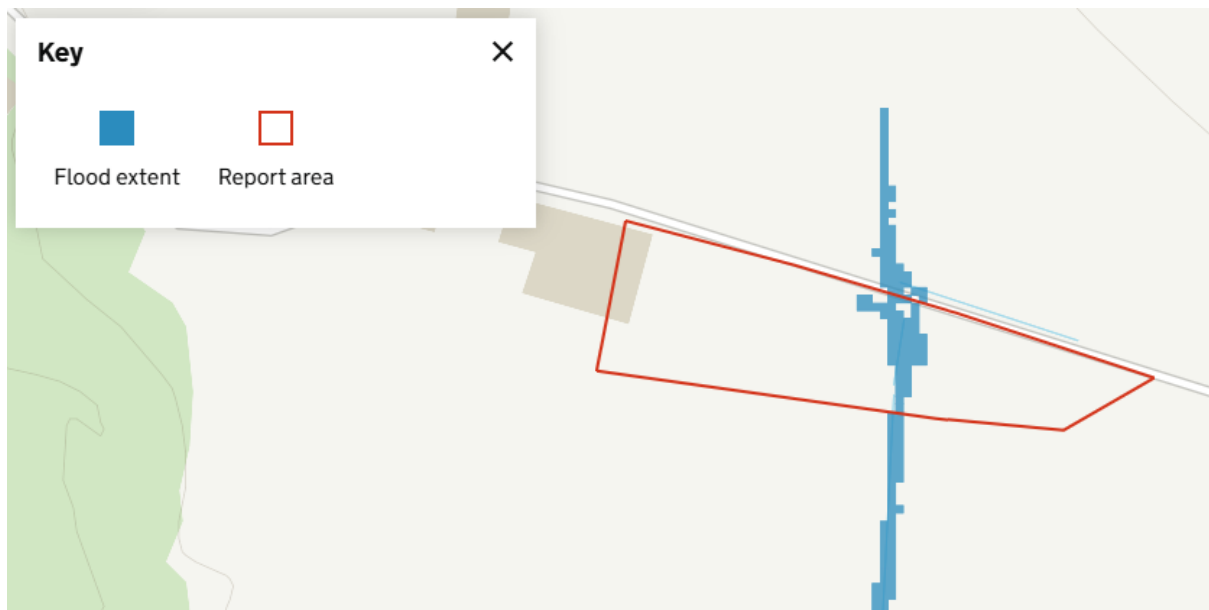


Present day

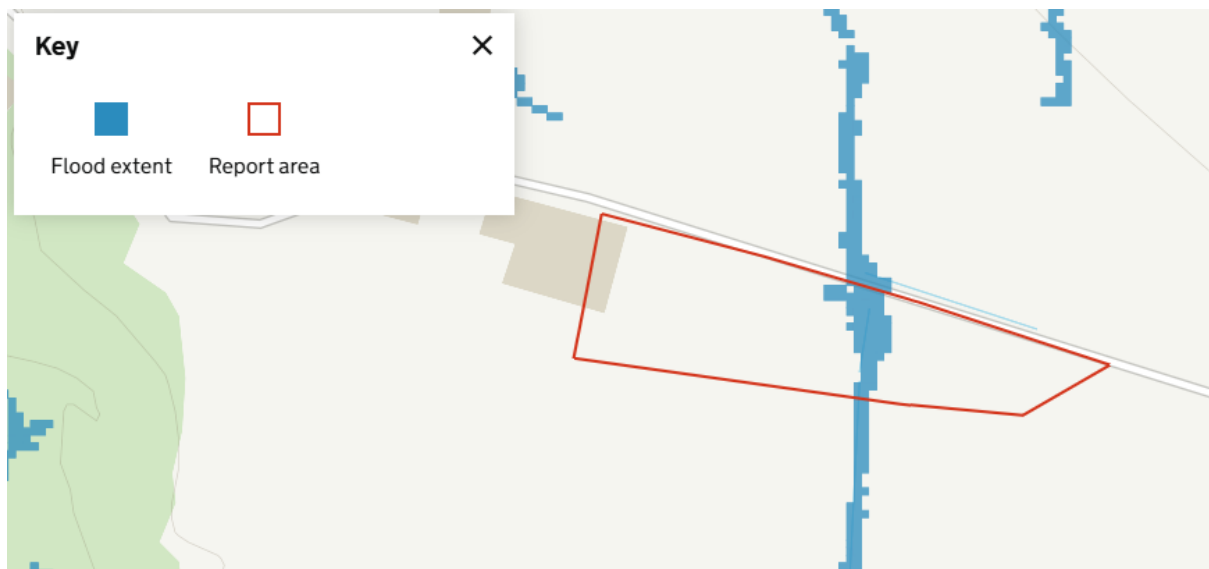


2070 – 2115

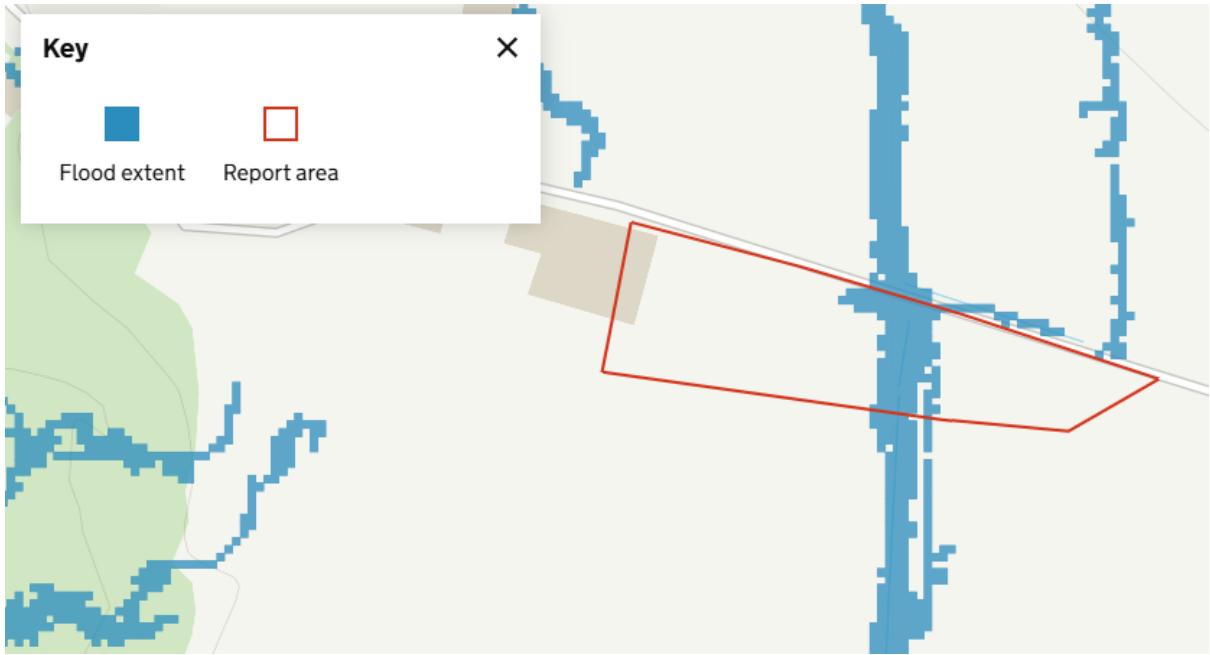
Surface Water - Annual likelihood of flooding



1 in 30



1 in 100



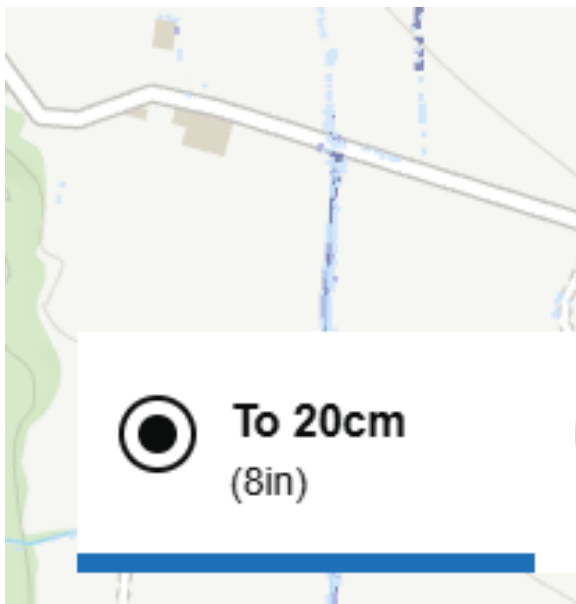
1 in 1000.

Yearly chance of flooding between 2040 and 2060

Extent

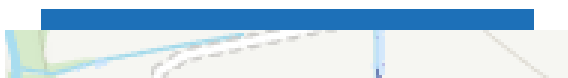
Depth

- High chance
More than 3.3% chance each year
- Medium chance
Between 1% and 3.3% chance each year
- Low chance
Between 0.1% and 1% chance each year





● **To 30cm**
(1ft)



● **To 60cm**
(2ft)

