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FLOOD RISK ASSESSMENT

Ghyll Syke Barn

Bell Busk

Gangraue

SKIPTON BD23 4DU

Existing situation :

The Environment Agency Map of Historic flooding shows Ghyll Syke outside but on the edge of Flood Zone 3. Flood Zone 2 extends to the eastern side of the road frontage but not including the road. The land to the east of the roadside wall slopes down to the river and is all at lower levels than the road.

The ground floors of the existing buildings are some 600mm (shed) and 300mm (barn+house) above the road. Flood Zone 3 is shown extending into the existing central farm entrance which is proposed to be resited southwards on to higher ground levels, thus increasing its protection from flooding.

Flow improvement works have been undertaken in Bell Busk near the railway bridge since which time the extent of flooding in the vicinity has been reduced.

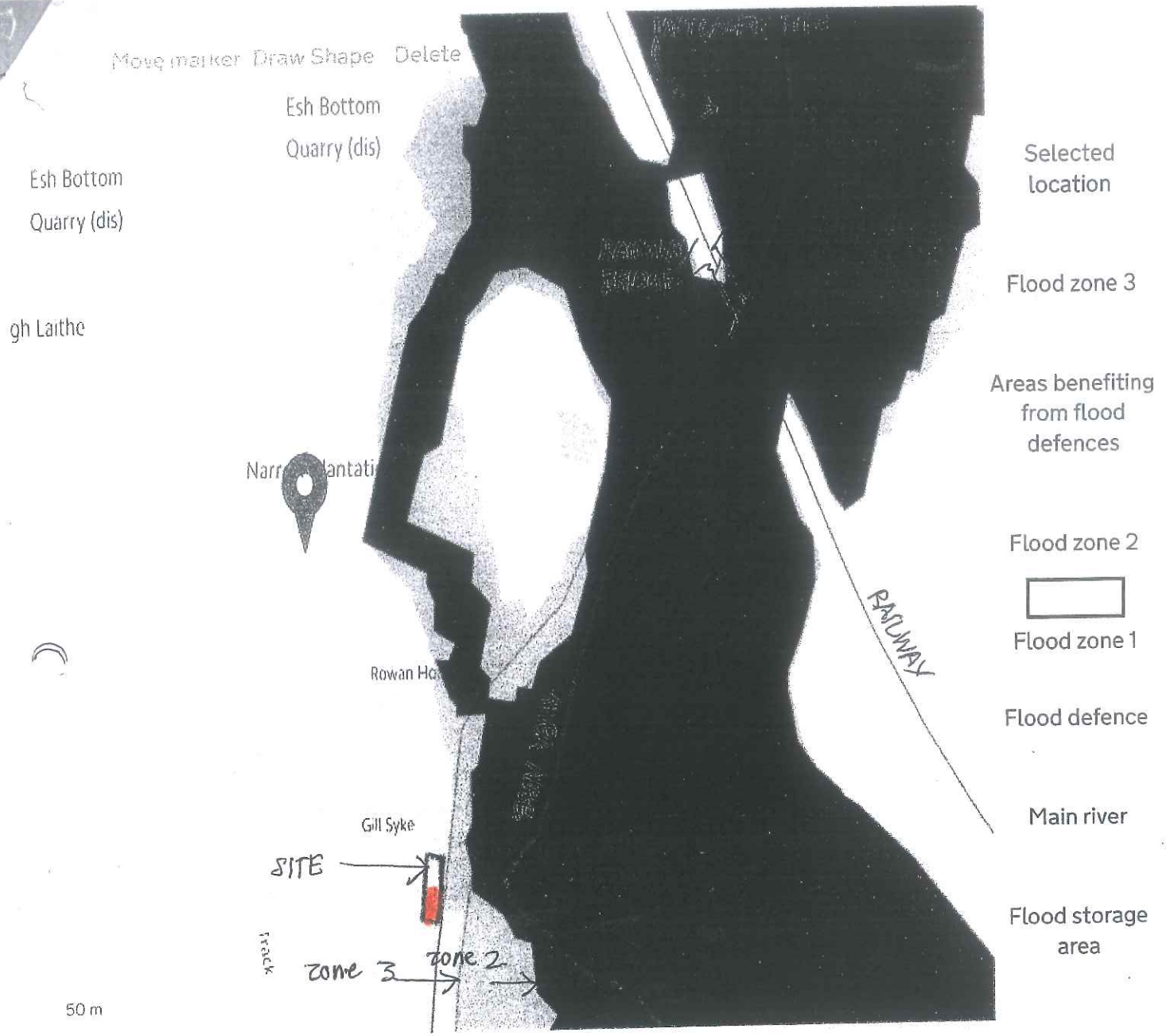
Ghyll Syke barns and house have never previously flooded.

The floor levels of the conversion of the steel framed shed and the stone barn will both be higher than existing floor levels.

An extract from the Flood Map follows.

[Redacted signature]

Architect
October 2021



Show flood zones

[View flood zone summary map and more guidance \(/summary?easting=390106&northing=455929\).](#)

You can use this information as part of a [flood risk assessment for a planning application \(https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment\)](https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-you-need-an-assessment).

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October 2021