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## FLOOD RISK STATEMENT

Ghyll Syke Farm

Bell Bwks

SKIPTON BD23 4DU

### Existing situation :

The current Environment Agency Flood Map for Planning shows the Ghyll Syke farmhouse and barn outside, but near the edges of Flood Zones 2 and 3

Neither the barn nor the house are known to have flooded.

The Flood Map shows some flooding of the site gateway but not the roadway outside the gateway (where the road is lower than the gateway) so the Map is not accurate at this location.

The Mapping does not show the result of recent works to the river channel in the vicinity of the railway bridge, improving river flow at that point and its flood capability downstream, opposite the application site.

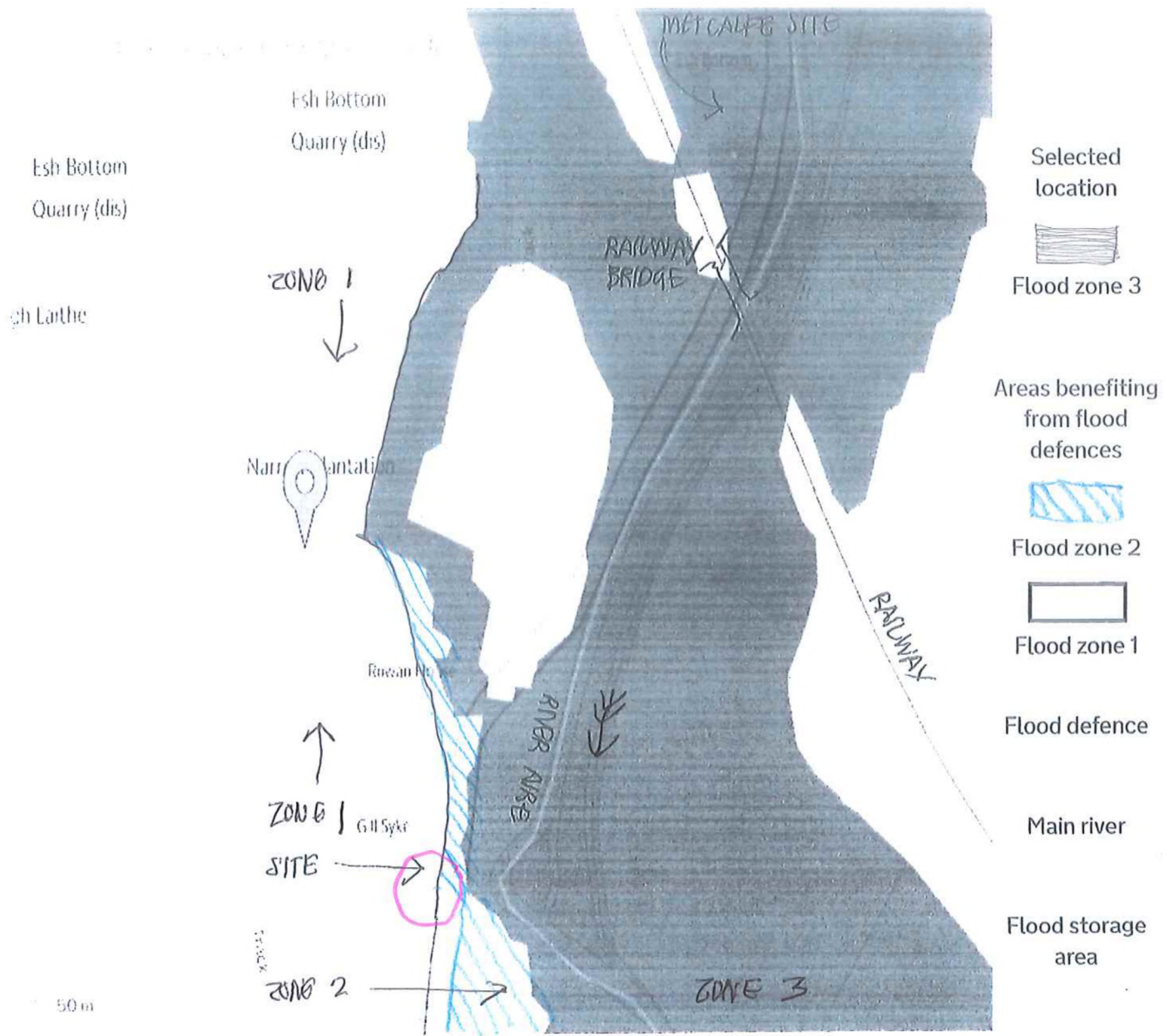
The extent of flooding has been reduced, as witnessed by less flooding at Metcalfe Models previously, set just north of the railway bridge.

The river water level opposite the barn and house is some 3.4 metres below the building floor level. No change in floor level is proposed.

Full consent to convert the barn and to construct a western extension was granted under application 2019/21286/FUL, which remains valid.

This application is effectively for a slightly larger extension in the same location, not materially different from the approved scheme.

Amended  
October 2022



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>).

*Archived  
October 2022*



### Flood map for planning

Your reference  
<Unspecified>

Location (easting/northing)  
390530/456234

Scale  
1:10000

Created  
3 Oct 2022 12:51



Selected point



Flood zone 3



Flood zone 3: areas benefiting from flood defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Water storage area

