

**Flood Risk Assessment Statement for  
Single storey rear extension to provide workshop, office and storage for Ebike hire centre  
The Old Vicarage, Tosside, Skipton BD23 4SQ**

The proposed site is within Flood Zone 1.

Land within flood zone 1 has a low probability of flooding from rivers and the sea.

Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application.

The proposed site is 0.15 ha.

Therefore there is no requirement for a flood risk assessment.

The area of the proposed extension is 31m<sup>2</sup>.

The rainwater outfall will be initially collected in waterbutts and any overflow will then be discharged via gravity within an underground drain to a 2m<sup>3</sup> loose stone rubble soakaway sited min 5m from the property.

The soakaway is to be capped with polythene sheet to prevent clogging.

There has been no record of any ground water incidents/flooding over the last 60 years.

It is considered that there are no adverse impacts arising from the proposal and the majority (if not all the collected rainwater outfall) will be used for the propagation of the existing extensive mature gardens within the curtilage of The Old Vicarage.

for and on behalf of The Drawing Board (UK) Ltd  
Robert W Hodgkiss

May 2023

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