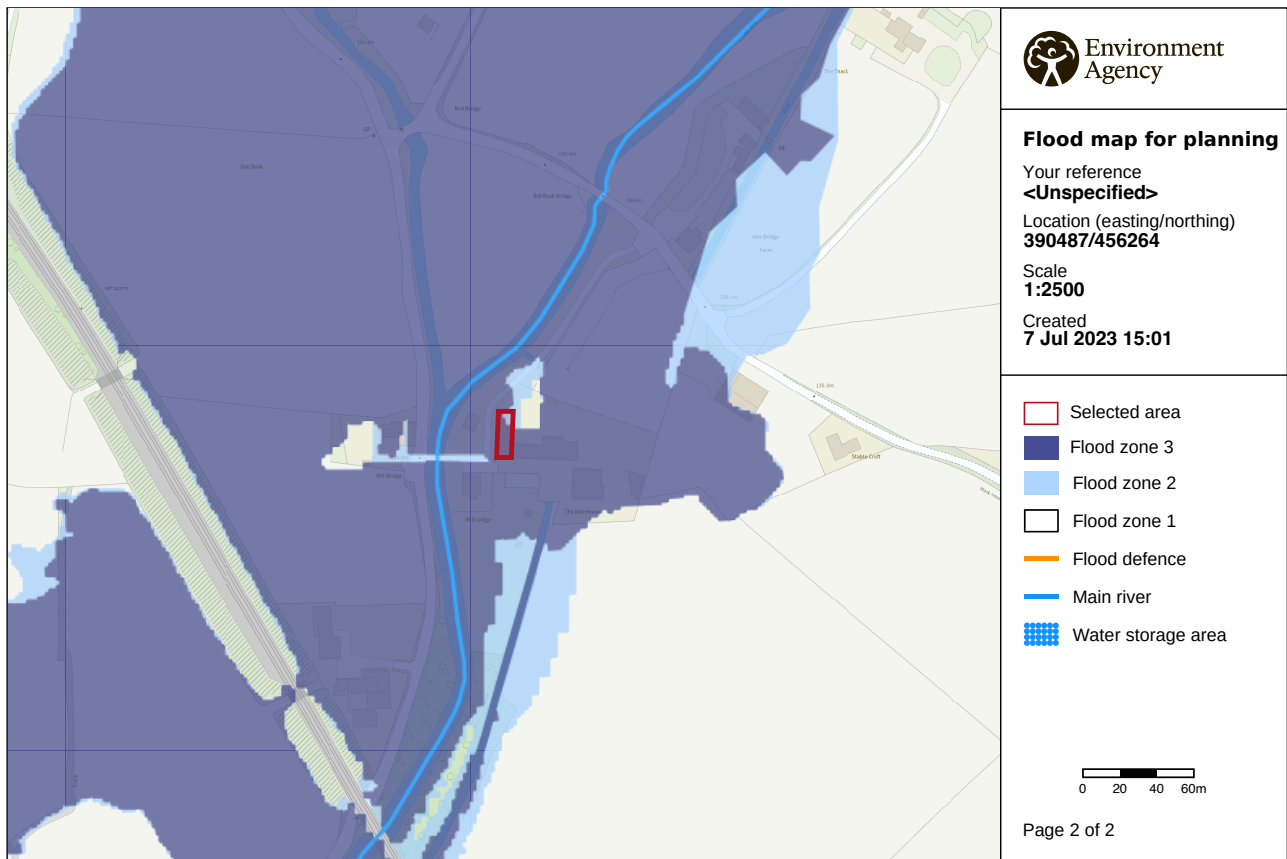


Flood Risk Assessment
ZA23/25071/FUL
Change of Use: Garage storage to Holiday Accommodation
The Mill, Bell Busk, Skipton BD23 4DU

1. Development description and location:

This is a proposal for change of use of existing garaging to three holiday cottages on land adjacent to Mill House.

2. Definition of the flood hazard



The proposed holiday cottages would be converted from an existing building that lies within the courtyard of Mill House. This area of land is 2.5 metres above the normal flow level of the river. This area of land has never been known to flood.

3. Probability

The site is within flood zone 3. However, the probability of the site flooding is very low since the river would have to rise above 2.5 metres for this to occur. In addition, the proposal is utilising an existing building with no changes proposed to the existing ground levels. It is therefore not considered that the change of use of the building would result in any increase in flooding than is currently experienced.

4. Climate Change

The Recommended Contingency Allowances for Net Sea Level Rises indicate that in North West England this is only 2.5mm per year between 1990 and 2025, increasing thereafter to 7.0mm per year until 2055, 10mm per year to 2085 and 13.0 mm per year to 2115. Rainfall intensity is also likely to increase. These factors are likely to have a minimal impact upon the flood risk to the proposed new distillery.

These factors will have no impact upon the flood risk related to the proposed works

5. Detailed development proposals.

The internal alterations to create the holiday cottages would have no adverse effect upon the risk of flooding.

6. Flood risk management measures

Given that the proposal is a change of use, no other specific measures are required to manage this.

7. Off site impact

The proposed development will have no impact on the surrounding area in terms of increasing flood risk elsewhere.