

Our Reference: 2024-022

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Date: 12/04/24

Surface Water Flood Risk Assessment for the Proposed Holiday Lodge Development at High Laith Farm, Skipton

Introduction

Flood Risk and Drainage Solutions Ltd have been commissioned by LJG Planning Consultancy Ltd to provide a Surface Water Flood Risk Assessment to support the planning application for the proposed holiday lodge development at High Laith Farm, Skipton.

Existing Site

The existing site currently comprises undeveloped grassed open space.

Proposed Development Site



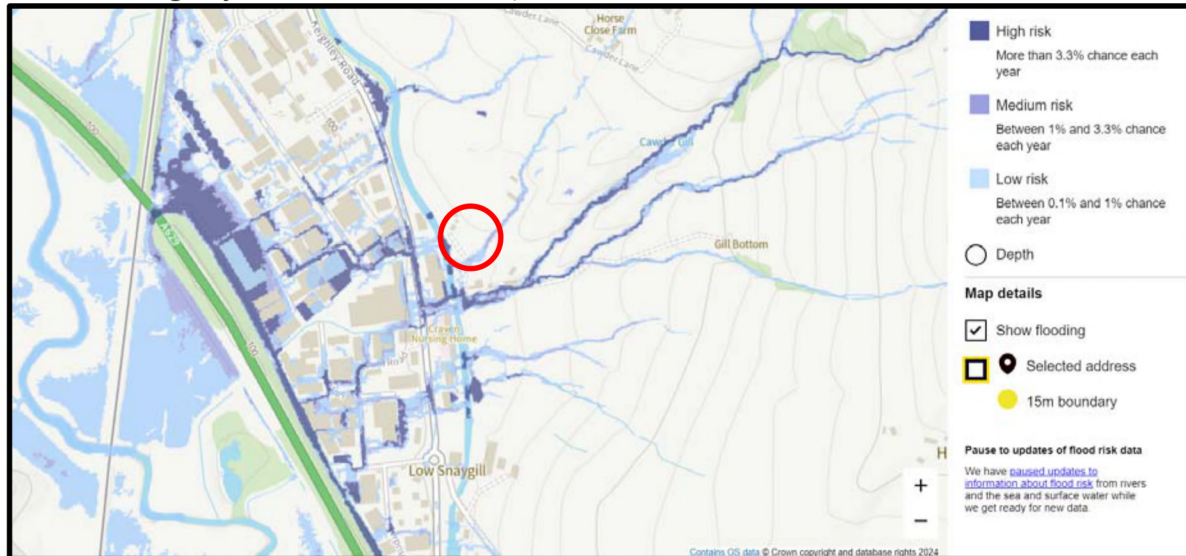
Development Proposals

Development proposals comprise of the following:

- Erection of 5 No holiday lets with associated access road and parking provisions

Pluvial Flooding/Overland Flow

Environment Agency Surface Water Flood Map



The Environment Agency Surface Water Flood Map identifies that the majority of the proposed development site is located within an area that has a very low risk of flooding. However, an overland flow route is present along the south east boundary of the site within the location of the gravel access road north east of the site which shown to have a low risk of surface water flooding emanating from the north east.

- Very low - each year, the area has a chance of flooding of less than 1 in 1000 (0.1%)
- Low risk – each year, the area has a chance of flooding between 0.1% and 1% chance each year

Evaluation has been undertaken to determine flood depths and velocities within the curtilage of the redline boundary of the proposed development, this is shown below for a range of events.

Low Risk Event

During the low-risk event (1:1000 year) the depths and velocities at the site are identified below:

- Depth = Less than 300mm along the south east boundary only
- Velocity = Over 0.25m/s

Medium Risk Event

During the medium risk event (1:100 year) the magnitude of flooding has reduced compared to the low risk event, the depths and velocities are identified below:

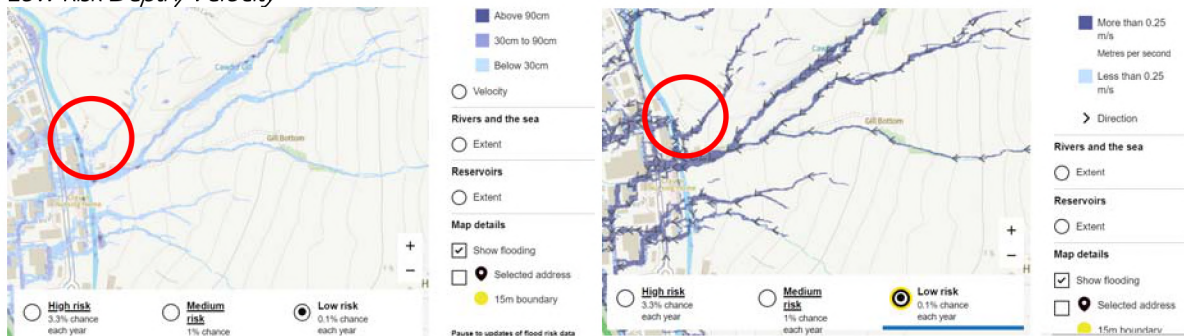
- Depth = Less than 300mm along the south east boundary only
- Velocity = Over 0.25m/s

High Risk Event

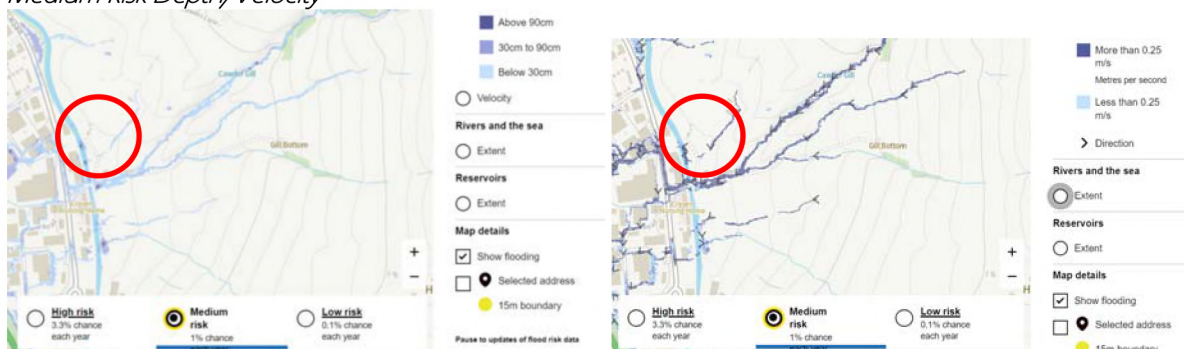
During the high-risk event (1:30 year) the flooding is non-existent, the depths and velocities are identified below:

- Depth = No flooding within the redline boundary
- Velocity = N/A

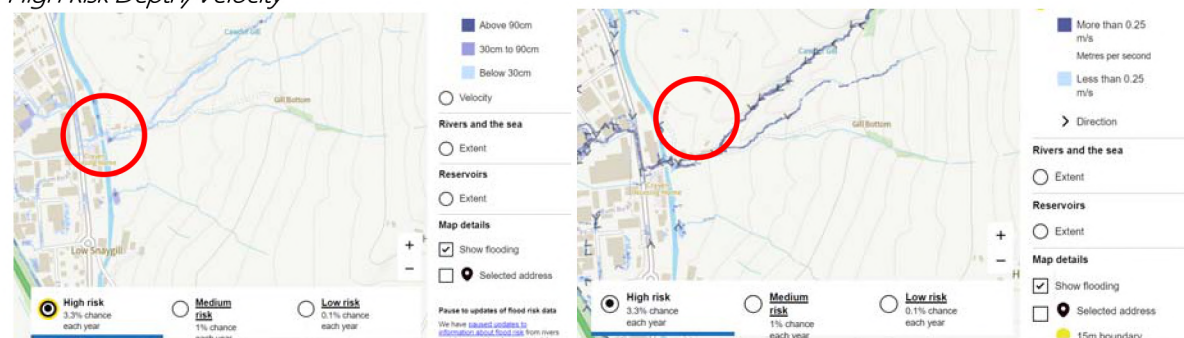
Low Risk Depth/Velocity



Medium Risk Depth/Velocity



High Risk Depth/Velocity



Pluvial Conclusion

The Environment Agency's Surface Water Flood Map identifies that the flow route emanates from the area to the north east, where flows follow low lying topography before ultimately making its way into the local watercourse Cawder Gill approximately 80m south of the site.

During the worst-case scenario (1 in 1000-year event) the flood depth is no greater than 300mm. Therefore, providing that the finished floor levels of the proposed holiday lets are elevated more than 300mm above the access road to the east of the site the risk of the properties flooding is considered to be low risk.

Attachments

- Development Proposals

We trust that the above is acceptable and look forward to hearing from you in due course; however, should you have any queries, please do not hesitate to contact me.

Yours Sincerely,



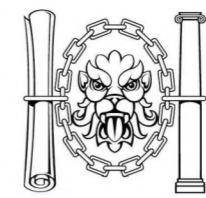
Chris Vose BSc
Managing Director
Flood Risk and Drainage Solutions Ltd

Development Proposals

The Construction Design and Management Regulations 2015:-

Under CDM2015 the domestic client has a duty and also the responsibility of appointing a Principle Designer (PD) which can be the appointed contractor or a suitably qualified person, who's role it is to identify any special hazards in the carrying out of the construction works and prepare a Health & Safety Plan if necessary. This should be a formal agreement and could involve the services of a specialist Principle Designer. Should you require any further assistance please contact this office.

This drawing has been prepared for ?????????????? for the ?????????????? and is submitted as part of the planning application to ?????????????? Council and it is not intended for use by any other person or for any other purpose.



CIAT

CHARTERED PRACTICE

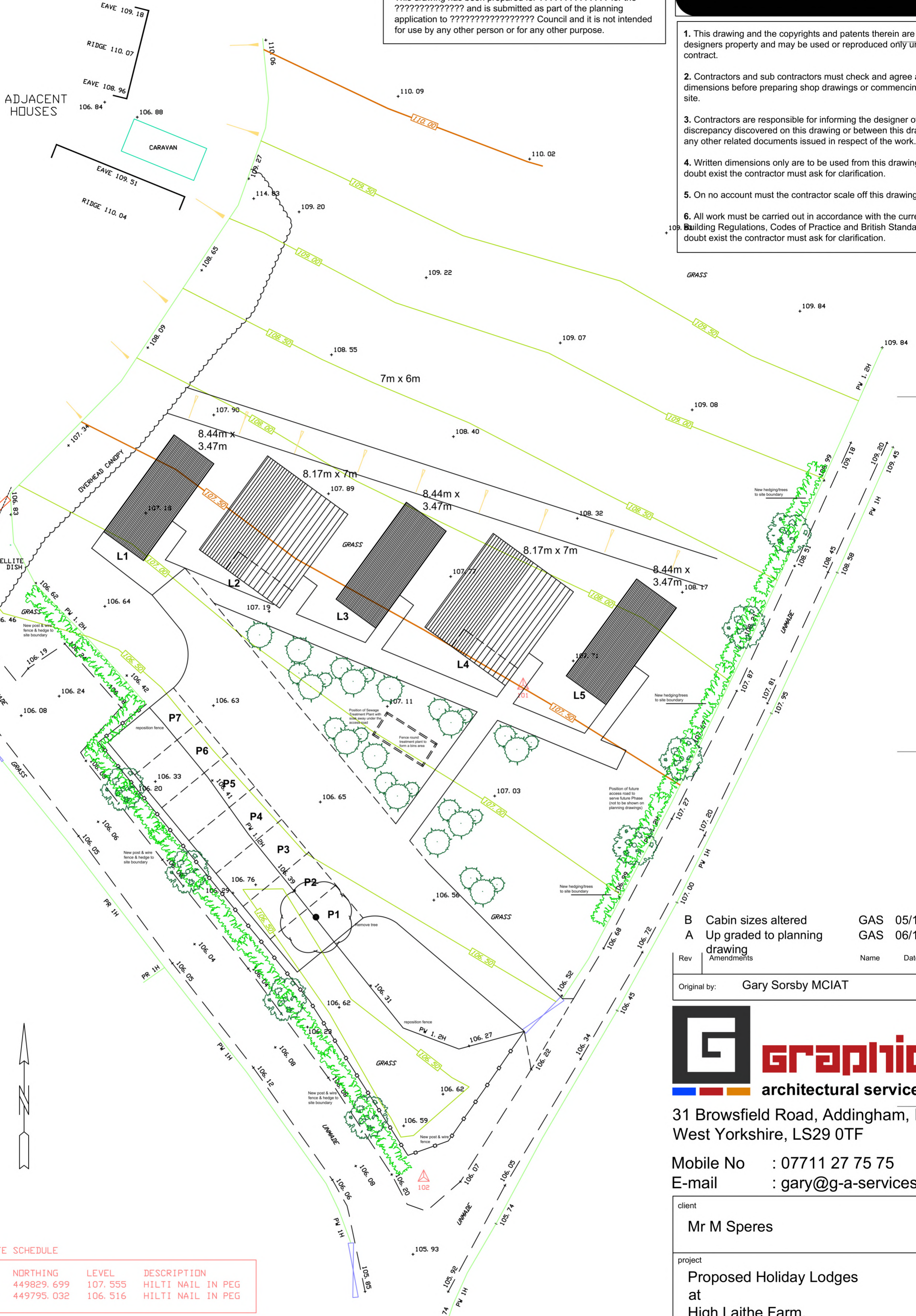
1. This drawing and the copyrights and patents therein are the designers property and may be used or reproduced only under contract.
2. Contractors and sub contractors must check and agree all dimensions before preparing shop drawings or commencing work on site.
3. Contractors are responsible for informing the designer of any discrepancy discovered on this drawing or between this drawing and any other related documents issued in respect of the work.
4. Written dimensions only are to be used from this drawing. If any doubt exist the contractor must ask for clarification.
5. On no account must the contractor scale off this drawing.
6. All work must be carried out in accordance with the current Building Regulations, Codes of Practice and British Standards. If any doubt exist the contractor must ask for clarification.

449875N

449850N

449825N

449800N



B Cabin sizes altered GAS 05/12/2023.
 A Up graded to planning GAS 06/11/2023.
 drawing

Rev	Amendments	Name	Date
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Original by: Gary Sorsby MCIAT



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client
 Mr M Speres

project
 Proposed Holiday Lodges at High Laithe Farm, Snaygill, Skipton BD23 .

drawing title
 Proposed Site Plan

scale	date	drawing No	rev
1:200 @ A2	October 2023	SkB01.	B.

STATION COORDINATE SCHEDULE

STN	EASTING	NORTHING	LEVEL	DESCRIPTION
101	399361.145	449829.699	107.555	HILTI NAIL IN PEG
102	399354.146	449795.032	106.516	HILTI NAIL IN PEG