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14 MAY 2014

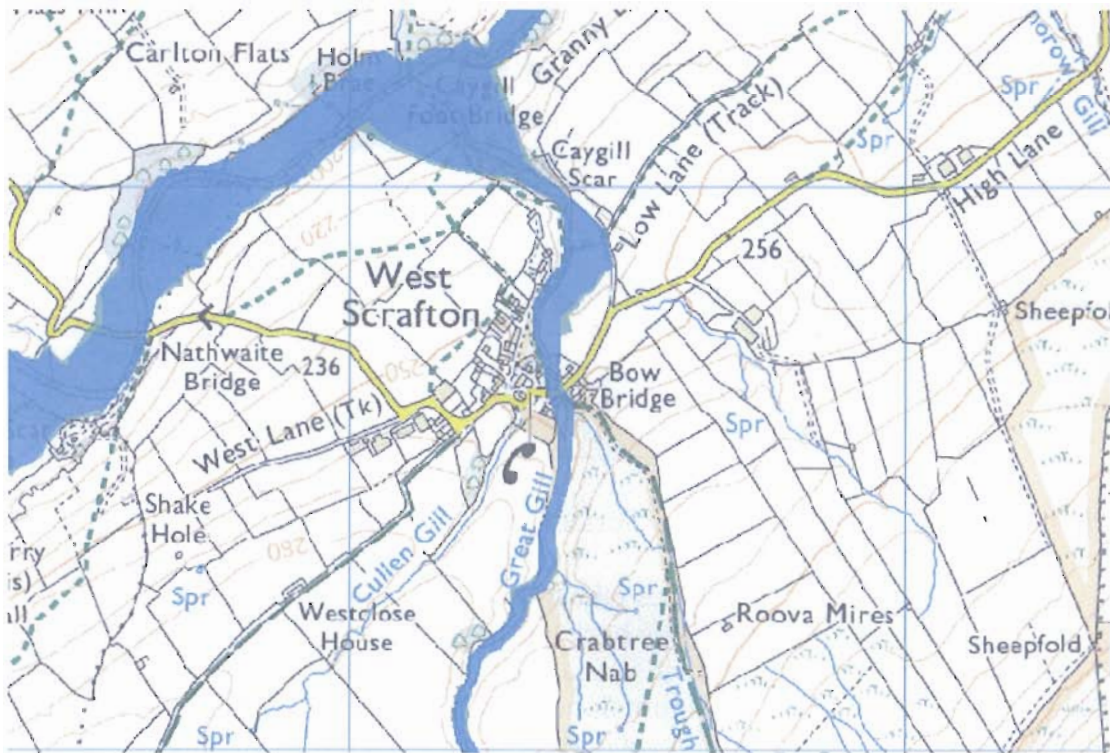
Flood Risk Assessment

For The Coach-house, adjacent to The Chantry, West Scafton, Leyburn, DL8 4RT

Introduction: This flood risk assessment is prepared having made reference to the Environmental agency Flood Map, to follow National Planning Policy framework in support of an application to restore and reconstruct a badly structurally damaged Grade II listed building within the village of West Scafton.

Site: The footprint of the building is approximately 7x7 metres (49sq metres) and lies immediately adjacent to the eastern aspect of Great Ghyll (beck) in West Scafton. The beck is in flood zone 3 of the Environment agency flood map (at risk of 1% or greater of flooding.. Great Ghyll beck drains partially through extensive pot holes which lie underneath part of West Scafton village, thus providing additional drainage of the Great ghyll as it passes through West Scafton village.

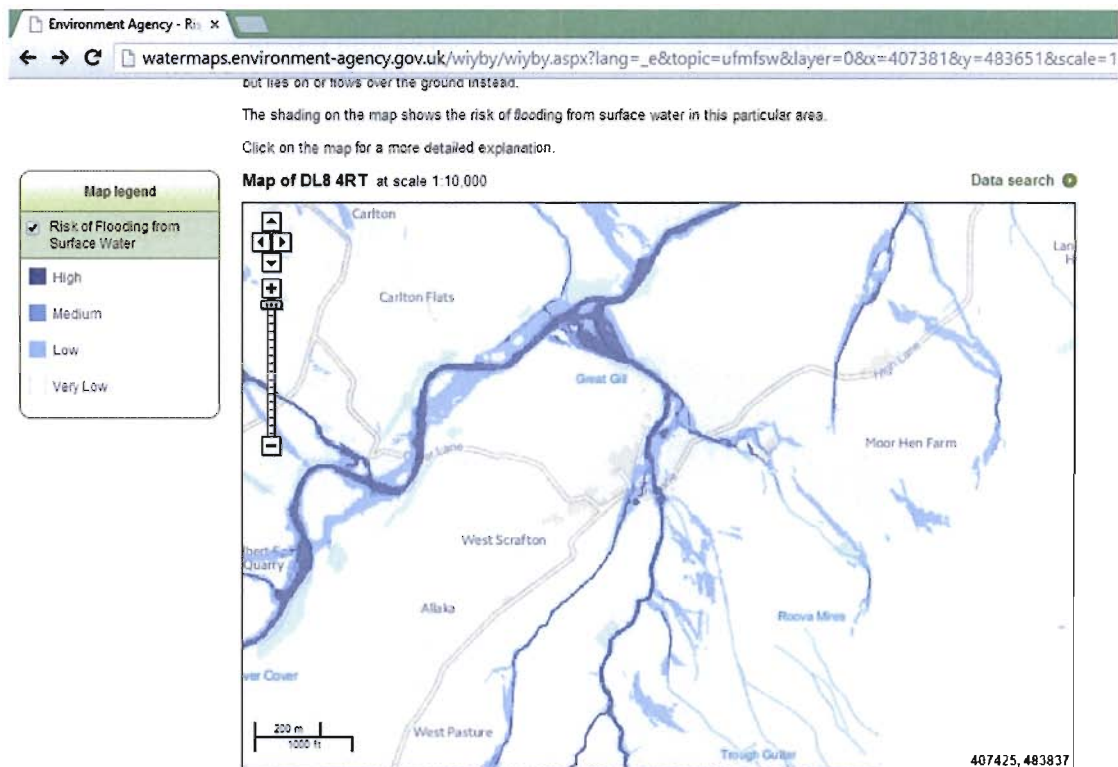
The Environment Agency Flood Risk Map for West Scafton (1 : 10,000) is enclosed, with location of The Coach-house or The Chantry:



Picture from Environment Agency Flood Risk map for DL8 4RT

However the Coach-house is about 3 metres above the normal level of the beck and perched upon the solid rock that forms its foundation and the Eastern bank of Great Ghyll , as is the adjacent Chantry. The Chantry is thought to date from the 15th Century and the Coach-house from the 18th Century.

Surface Water: There are no other water sources in close proximity to The Coach-house or The Chantry which could contribute to flooding above the ground level of the Coach-house Chantry, but some water run-off from the ground after heavy rain does pass from the village green of West Scafton through The Chantry garden and also along the public footpath that runs between The Chantry and Coach-house and a neighbouring house ,Crag View (also Grade II listed) , and into Great Ghyll beck. The Environment Agency Surface Water Flood Risk assessment rates this risk as Low, the risk being 1: 1000. The boundary dry-stone wall, which is adjacent the Eastern bank of Great Ghyll is constructed to allow water to pass through dry stone channels in the wall so that actual flooding does not occur.



Picture from Environment Agency Surface water Flood Risk for DL8 4RT

History: There are several families who have lived in West Scafton for generations and they state that the beck has never been known to rise more than 2-3 feet at maximum flood from it's usual level over the time those families have lived in West Scafton. At maximum flood the water level would therefore be about 2 metres below the floor level of the Coach-house or the Chantry. Therefore in living or past memory flood water has never encroached upon either The Coach house or The Chantry.

The current owners have lived in The Chantry since 2008 and have never experienced any surface water entering The Chantry or The Coach-house. There is an area of hard standing between The Chantry and The Coach-house that will incorporate surface drainage away from both buildings during reconstruction.