

**YHA Boggle Hole  
Retaining Wall Works  
Design & Access Statement**

The area covered by this proposed development includes the gable end of the old mill and the septic tank enclosure where it sits against Mill Beck.

This application is for the installation new retaining walls against the existing stone structures that have been eroded by the action of the water against the structure.

A specification for the new walls has been proposed that provides a robust solution that will give the structures a much extended lifespan.

NYMNPA

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## YHA Boggle Hole Retaining Walls Flood Risk Statement

### Introduction

The area covered by this proposed development includes new retaining walls to the existing structures of the septic tank and mill gable wall. The new retaining walls sit within the Mill Beck and are therefore within the flood zone and are designed to make the building more resilient to the movement of water within the beck.

The Environment Agency Flood Zone mapping shows the site to be located within Flood Zone 3 with a high probability of flooding. This Flood Zone is defined in PPS25 as land assessed as having a 1 in 100-year (1%) annual probability of river flooding or a 1 in 200 year (0.5%) annual probability of flooding from the sea.



### Flood Mitigation Measures

The proposals are defined as a minor development under FRSA England (national) version 3.1 of the Environment Agency guidance as 'Alterations: development that does not increase the size of buildings e.g. alterations to external appearance' therefore we have been advised by the EA that a full sequential test and FRA are not required.

However the potential for increasing the flood risk through this development has been mitigated by undertaking the following:

- The walls are designed so as not to impede the flow of water in a flood situation
- Any excess spoil created by the development will be removed from site
- All ground levels are to be retained at the current heights

## Conclusion

The proposed development is designed to be resistant to the impact of flooding will not increase flood risk elsewhere. The development proposals therefore comply with the guidance set out in PPS25 and its companion practice guide.