

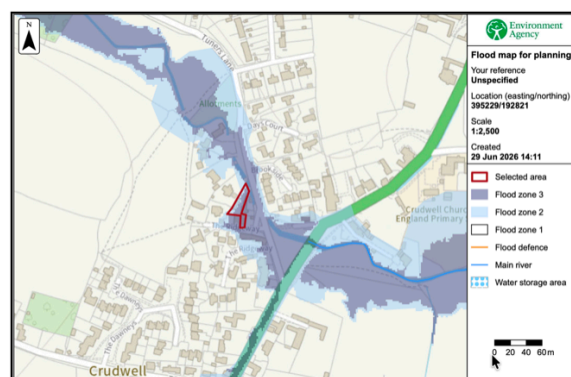
Brook House - Flood Risk - 24 August 2026

The main dwelling, Brook House, lies within Flood Zone 3 and the annexe, (known as Stable Cottage) is located within Flood Zone 2. Residential development is looked upon as more vulnerable due to its residential usage within the Flood zone.

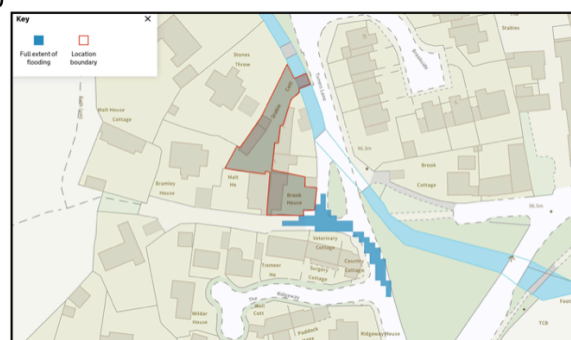
However, the Annexe was previously approved for residential use and occupation where suitability of such a use would have been considered. The proposed material change of use to a holiday let will continue to be for residential use.

As an existing minor development that does not increase the size of the building it is unlikely to cause significant flood risk. The change of use will not have an adverse effect on a watercourse, flood plain or its flood defences. It would not impede access to flood defence and management facilities, or have any cumulative impact that would have a significant effect on local flood storage capacity or flood flows.

There are no changes to the design or size of the building. The applicants are subscribers to the Environment Agency Floodline initiative and are familiar with the information provided. Crudwell itself has not been flooded within the last 19 years and there has been local authority drainage works since then.



Surface water 1 in 30



Surface Water 1 in 100

