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# BOWLAND SURVEYORS LTD.

9 The Dene, Hurst Green. BB7 9QF.

Flood Risk Assessment

## For Mark Lincoln

Produced by Daniel L Noblett B.Sc. (hons) M.Sc. (Bldg.Cons) AssocRICS.

18 June 2025

Reference: 2025-21 | Version 1.0

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1.1 The application site is located in the village of Hurst Green. Dean Brook is located along the southern perimeter of the application site.

1.2 The site is located within a flood zone 3, as indicated on the attached map provided by the 'flood map for planning service online'. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.

1.3 The proposals are to refurbish the existing building, including re-roofing, replacement windows and doors and repointing the masonry. In addition, it is proposed to demolish the existing conservatory on the northern elevation and replace it with a much smaller open-fronted style porch, which is around a 75% reduction in footprint size.

1.4 The Exception test requires that it can be demonstrated that the development will be safe for its lifetime. For minor developments such as this, it is generally accepted that this policy will be met by ensuring that finished floor levels are set at the same height as the finished floor levels of the existing building. In particularly vulnerable locations, it may be necessary to incorporate flood-proofing measures into the build, however, given the scale and nature of this minor development, these are not considered necessary.

1.5 In conclusion, due to the minimal size of the proposed porch and scale of the proposed works, the development is classified as a minor development. There will be no significant increase in offsite flooding risks as a result of the proposal, the impacts on flood-associated risk following the proposal will be non-existent. It is not envisaged that the proposed porch will increase the flooding risks at the application site or adjacent areas.

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### Flood map for planning

Your reference

**Unspecified**

Location (easting/northing)




**368323/437855**

Scale

**1:2,500**

Created

**18 Jun 2025 12:28**

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

