

FLOOD RISK ASSESSMENT

for

NEW SINGLE STOREY EXTENSION & PLANT

at

Co-op Food, Whitemans Green, Cuckfield, Haywards Heath RH17 5BY

18th July 2025

PROPOSED NEW PLANT

FLOOD RISK ASSESSMENT

This report is submitted in accordance with PPG25 after investigating Environment Agency flood mapping data.

The site is located on Whitemans Green in Cuckfield, Haywards Heath. The site is located within flood zone 1 with no risk of flooding from water sources however the site is within the Surface Water Flood Area so this assessment is required.

Cuckfield is a village in Mid Sussex and the Environment Agency flood mapping data shows that the site has a low probability of flooding.

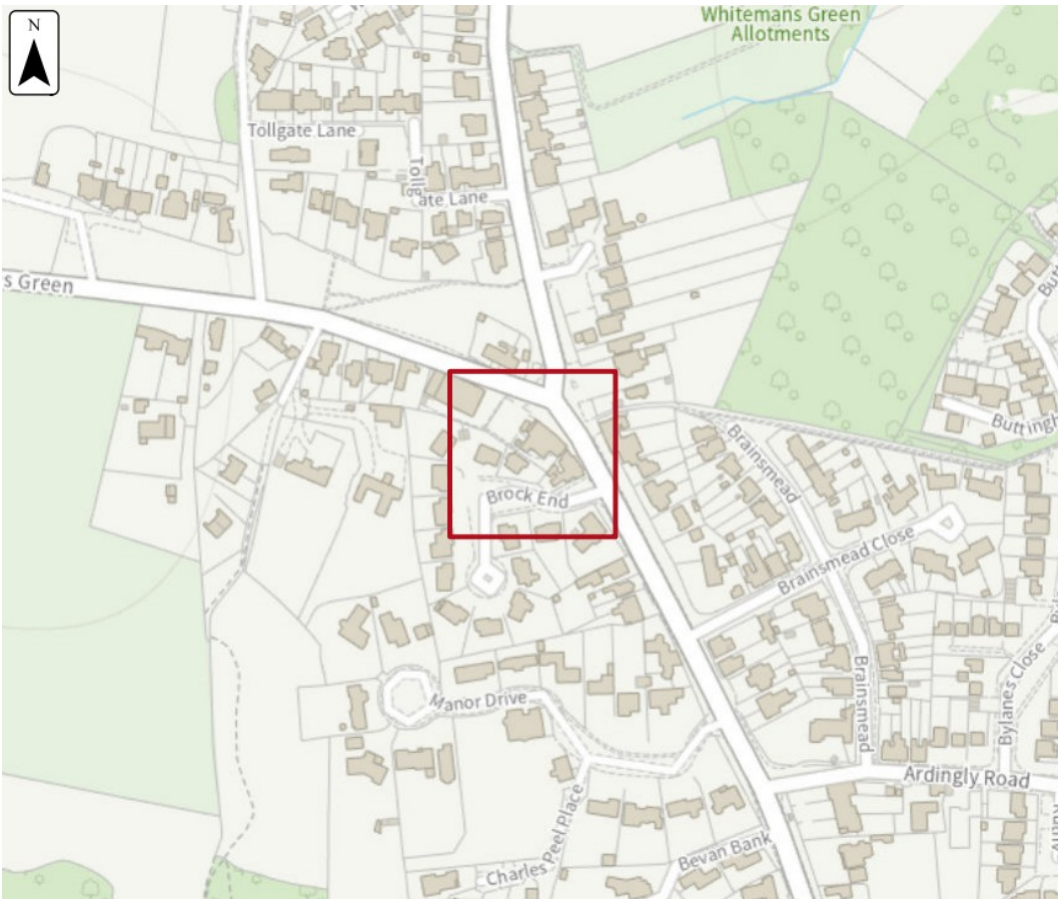
PROPOSED DEVELOPMENT

The work that forms the application is for new refrigeration plant to the side of the store to replace existing and a new single storey brick and block extension.

The proposed works are on a developed site. The proposals will have no impact on the surface water drainage regime as water will drain into the existing channel drainage. This will ensure there is no or minimal increase in runoff from the site.

The works are minimal and no major construction works are taking place which will increase the risk of flooding, therefore no soakaways are required.

It is considered that the flood risk associated with this store is high but the proposed new plant is elevated above ground level on level bases and therefore this should not preclude the granting of planning permission.



Flood map for planning

Your reference
Unspecified

Location (easting/northing)
530356/125538

Scale
1:2,500

Created
18 Jul 2025 09:21

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