

2093 – 10 WOODHALL CLOSE

Flood Risk Assessment

Overview

This Flood Risk Assessment has been prepared in support of a Householder Planning Application for a minor¹ extension and internal alterations at 10 Woodhall Close, Cuckfield, West Sussex, RH17 5HJ.

Proposals

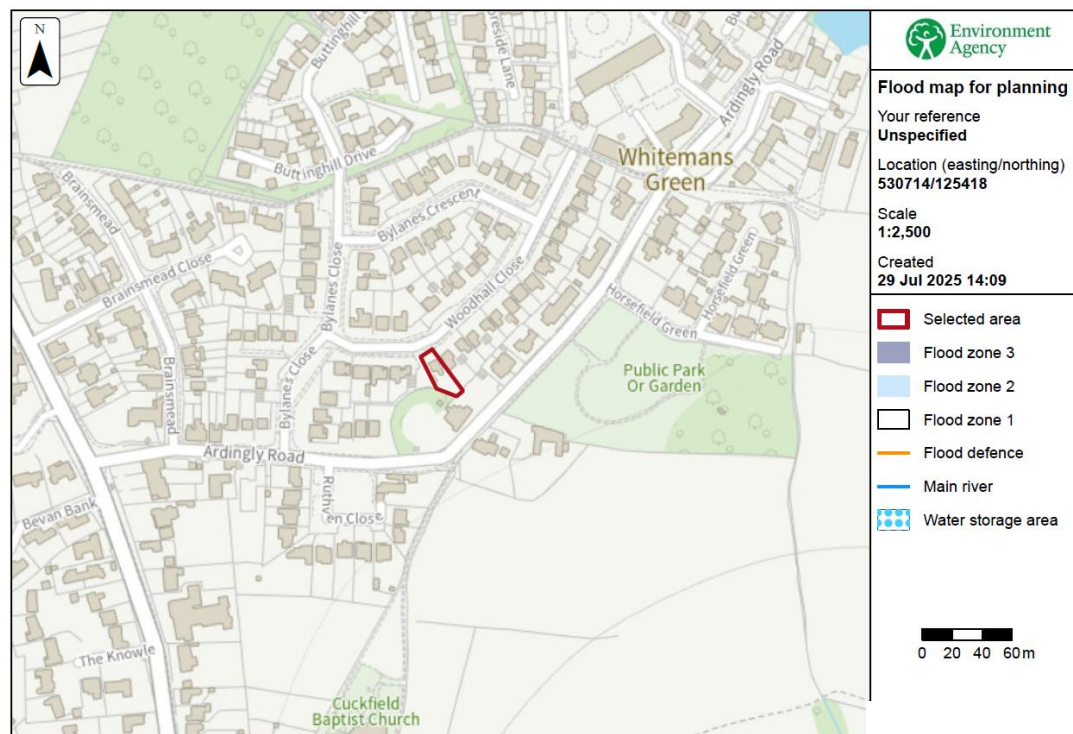
The planning application seeks approval for the removal of the existing sun room, replacement and relocation of the existing garage, and the addition of a double-storey rear extension.

Use

10 Woodhall Close is a residential property and there will be no change to the existing residential (C3) use of the property.

Flood Zone

The proposed development area is within Flood Zone 1 – an area with a low probability of flooding.



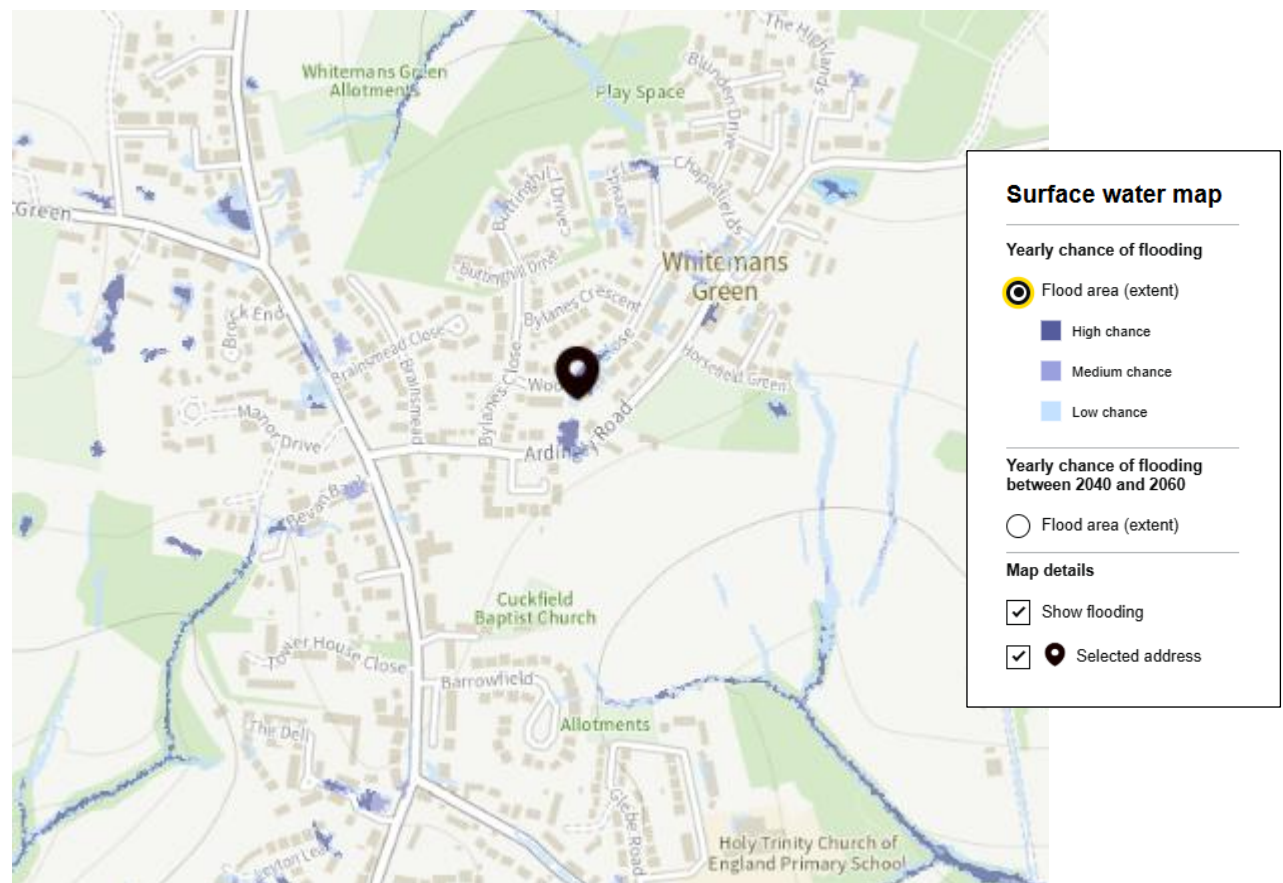
Flood map for planning provided by The Environment Agency 29/07/25

¹ In flood risk terms, the Environment Agency defines minor household extensions as less than 250 square metres.

Flood Risk

Data from the government service 'Check the long term flood risk for an area in England'²:

10 Woodhall Close, Cuckfield, West Sussex, RH17 5HJ	
Rivers and sea risk	Very low risk, staying at very low between 2036 and 2069. Very low risk means that this area has a chance of flooding of less than 0.1% each year
Surface water risk	Very low risk, staying at very low between 2040 and 2060. Very low risk means that this area has a chance of flooding of less than 0.1% each year
Reservoir risk	Flooding from reservoirs is unlikely in this area.
Groundwater risk	Flooding from groundwater is unlikely in this area.



The Environment Agency Flood Risk from Surface Water map (29/07/25)

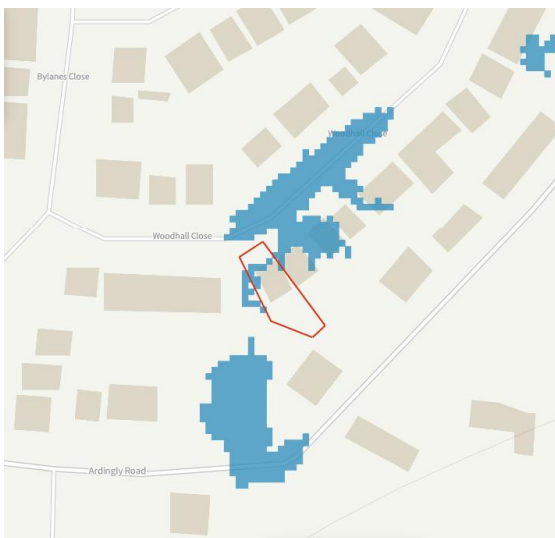
² <https://www.gov.uk/check-long-term-flood-risk>. Data obtained 29/07/25



1:30 annual likelihood of surface water flooding³



1:100 annual likelihood of surface water flooding



1:1000 (low) annual likelihood of flooding to the north and west of the site (in the area of the existing and proposed garage.)

³ Data from <https://flood-map-for-planning.service.gov.uk> (29/07/25)

Mitigation of Flood Risk

A small area of the site has a low risk level of surface water flooding.

The mitigation measures proposed do not extend beyond those usually provided and would include:

- Retention of existing surface water drainage at the rear of the house.
- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with the Building Regulations.

Or,

- With the approval of Southern Water and Building Control, discharge to the existing surface water drainage system.