

FLOOD RISK ASSESSMENT

**THE ORCHARD, WHITEMANS GREEN
CUCKFIELD, HAYWARDS HEATH
WEST SUSSEX RH17 5HX**



For Mr. & Mrs. R. Duffield
September 2025

Introduction :

This is a flood risk assessment prepared to accompany a Householder Planning Application at The Orchard, Whitemans Green, Cuckfield, Haywards Heath, West Sussex RH17 5HX for Mr. and Mrs. R. Duffield.

The Scope of Proposed Works are as follows:

Proposed Part Demolition of Existing Playroom and Erection of Single Storey Extension to Rear of Property.

Use :

The Orchard, Whitemans Green, Cuckfield, Haywards Heath, West Sussex RH17 5HX is a Residential Property and there will be no change to the Existing Residential (C3 Use Class) use of the Property.

Flood Risk :

The Environment Agency Flood Risk Checker for the Property would appear to highlight the following :

Rivers and Sea Risk: Very low risk – this meaning that this area has a chance of flooding of less than 0.1% each year.

Surface Water Risk: Medium Risk – this meaning that this area has a chance of flooding between 1% and 3.3% each year. Lead local flood authorities (LLFA) manage the risk from Surface Water flooding and may hold more detailed information. The LLFA in this instance is West Sussex.

Reservoir Risk: Flooding from reservoirs is unlikely in this area.

Groundwater Risk : Flooding from groundwater is unlikely in this area.

Mitigation :

With the property being highlighted in the Environment Agency Flood Map (see below) as Zone 1 (an area with a low risk of flooding), mitigation measures should be provided as detailed below. These measures do not extend beyond those usually provided and would include.

1. Provision of a soakaway, sized by specialist, to serve extended area in accordance with the Building Regulations.
2. Provision of drainage channels at thresholds, connected into soakaway.
3. Retention of existing surface water drainage where Proposed Orangery abuts existing main building.

Flood map for planning

Your reference Location (easting/northing) Created
P510(25) The Orchard 529872/125720 10 September 2025 09:59

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

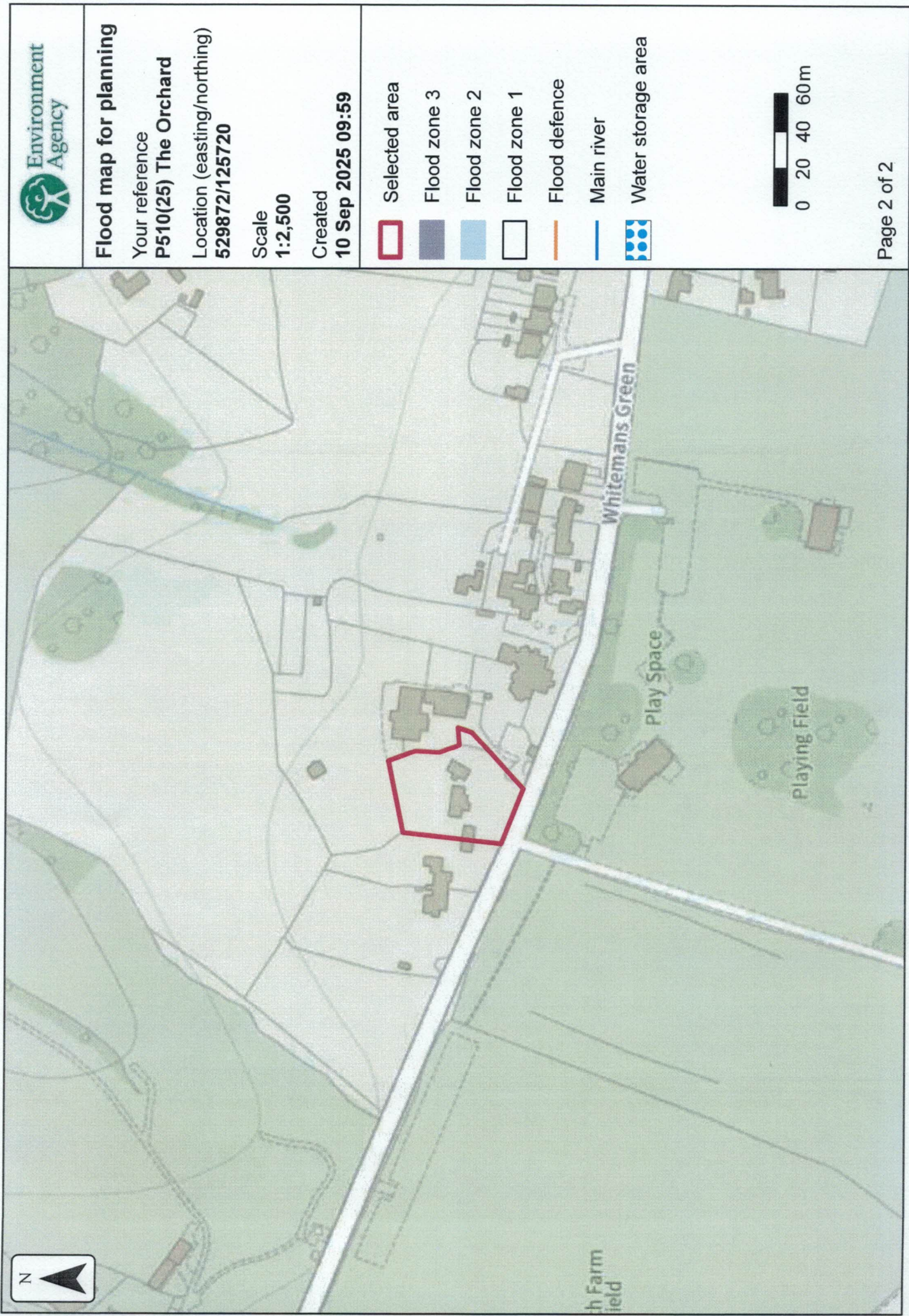
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Kevin Ling

Dated : 16th September 2025

For and on behalf of Cotech CAD.
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