

Flood Risk Assessment

Description of works:

Flood Risk Assessment
on Behalf of Mr and
Mrs Mynett

30th July 2025

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1. Introduction

1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at 65 Cuckfield Road, Hurstpierpoint, BN6 9RR

1.2

2. Use

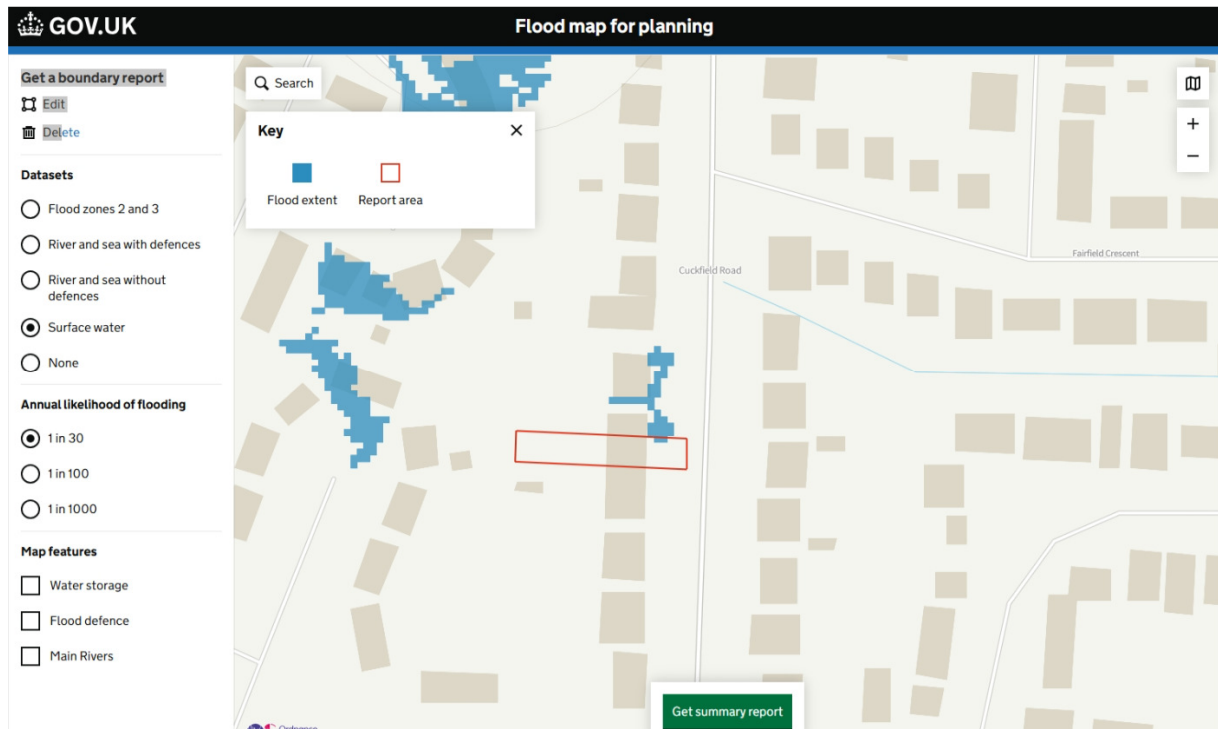
2.1 65 Cuckfield Road is a residential property and there will be some / no change to the existing residential (C3) use of the property.

3. Flood Risk

3.1 The Environment Agency Flood Risk Checker for the property highlights the following:

Rivers and sea risk: The site is in Flood Zone 1 i.e. no risk	Very low risk.
Surface water risk 1 in 30 year – virtually no risk 1 in 100 years – modest risk 1 in 1000 years – the front of the house Shows flooding across the driveway	Medium risk .
Reservoir risk	Flooding from reservoirs is non existent
Groundwater risk	Flooding from groundwater is possible

3.2 The Environment Agency Flood Risk from Surface Water Map can be seen below: please insert



4. Drainage Infrastructure

5. Mitigation

5.1 With the property being highlighted as within a surface water flooding risk area, mitigation measures should be provided.

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

- Provision of a soakaway, sized by specialist, to serve extended areas, in accordance with Building Regulations.
We are prepared to employ a specialist for this subject to planning condition of an approval
- Provision of drainage channels at thresholds, connected into soakaway. (As above – yes we are prepared to do this)
- Retention of existing surface water drain