

Flood Risk Assessment

Single Storey Side & Rear Extension at:

Rose Lodge, Broad Street, Cuckfield, RH17 5DL

Flood Risk Assessment

on Behalf of

Fox / Smith

March 2026

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1. Introduction

1.1 This is a Flood Risk Assessment prepared to accompany a Householder Planning application at Rose Lodge, Broad Street, Cuckfield

2. Use

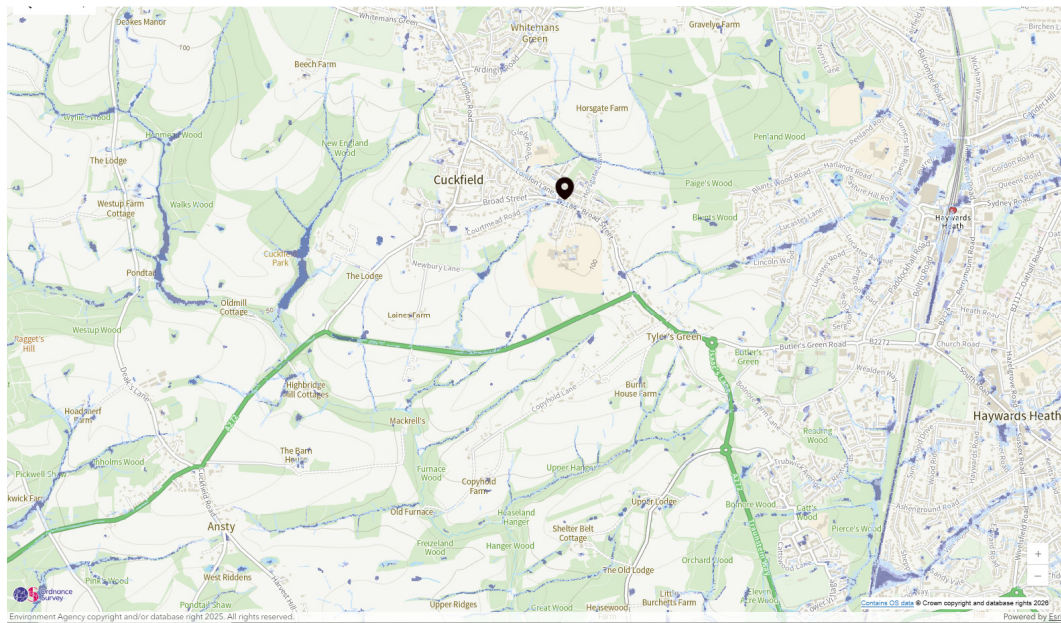
2.1 Rose Lodge, Broad Street, Cuckfield is a residential property and there will be no change to the existing residential (C3) use of the property.

3. Flood Risk

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

Rose Lodge, Broad Street, Cuckfield, RH17 5DL	
Surface water	Yearly Chance of Flooding Very low risk Yearly Chance of Flooding between 2040 & 2060 Very low risk Very low risk means less than 0.1% chance of a flood each year Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is West Sussex .
Rivers and sea	Yearly Chance of Flooding Very low risk Yearly Chance of Flooding between 2040 & 2060 Very low risk Very low risk means less than 0.1% chance of a flood each year
Groundwater	This location is outside of a ground water flood alert
Reservoirs	Flooding from reservoirs is unlikely in this area.

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



Mitigation

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

- Provision of a soakaway, sized by a specialist, to serve extended areas. A porosity test will be carried out & details submitted to building control for approval.
- Provision of drainage channels at thresholds, connected into soakaways
- The proposed floor levels of the extension will match the existing