

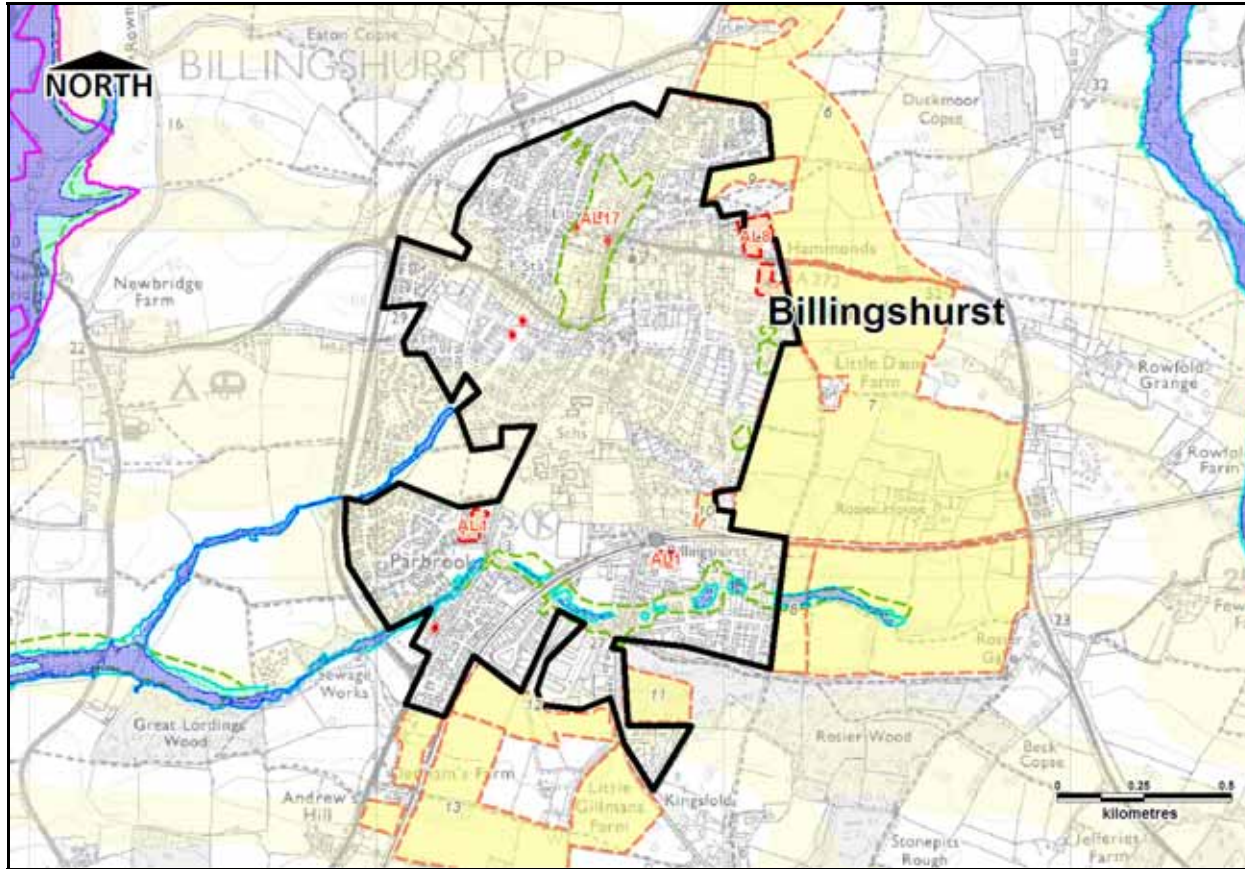
# Horsham District Council LDF: Level 1 SFRA



**Settlement Sustainability Hierarchy:**

**Category 1**

**Billingshurst**



## Preliminary Core Strategy Assessment

<b>Flood Zone</b>	2 and 3
<b>Potential Housing Allocation</b>	The Adopted Core Strategy classifies Billingshurst as a Category 1 Sustainable Settlement, one that is "capable of sustaining some expansion, infilling and redevelopment" and could therefore be an allocation for some of the proposed 2,740 further homes, which are to be provided by 2018. However, preliminary assessment shows that new allocations for housing development can reasonably be accommodated outside Flood Zones 2 and 3.
<b>Potential Employment Allocation</b>	The Adopted Core Strategy states that there is "no provision before 2018 for any further large scale development at Billingshurst but recognition that this position may need to be reviewed in the future, particularly with regard to the need to relocate businesses and redevelop some of the existing industrial areas..." Preliminary assessment shows that any new allocations for employment development at Billingshurst can reasonably be accommodated outside Flood Zones 2 and 3. Flood Zones 2 or 3 do not affect potential site allocations.
<b>Main River</b>	Parbrook, a tributary of the River Arun runs through south Billingshurst and another un-named tributary of the Arun runs through western Billingshurst.
<b>Flood Record Information data</b>	Billingshurst has been affected by a number of flood events. A significant event occurred after heavy rains in 1981 that caused flooding in the High Street and Rosehill area due to inadequate highway drainage and blockages of surface water flow to sewers. Improvements were since made to culverts and watercourses with no significant flood event recorded since.

## Settlement Level Coarse Assessment

<b>Flood Zone 3b - Functional Floodplain</b>	<b>Sewer Flooding (hydraulic incapacity)</b>	<b>Ground Water Vulnerability Classifications</b>	<b>Tidal Limits</b>
<b>Flood Zone 3a - 100yr Floodplain</b>	<b>Flood Defences</b>	<b>Major - High Permeability</b>	<b>Urban Areas</b>
<b>Flood Zone 2 - 100yr Floodplain</b>	<b>Flood Warning Areas</b>	<b>Major - Intermediate Permeability</b>	<b>Potential Allocation Sites</b>
<b>Climate Change Floodplain (Combined)</b>	<b>Reservoir Act Water Bodies</b>	<b>Major - Low Permeability</b>	<b>Alternative Development Sites (restricted)</b>
<b>Historical Flood Outlines</b>	<b>Groundwater Emergence Zone</b>	<b>Minor - High Permeability</b>	
		<b>Minor - Intermediate Permeability</b>	
		<b>Minor - Low Permeability</b>	
		<b>CEH River Network - BFI Classification</b>	
		<b>Groundwater Emergence Zone</b>	

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	Size of settlement	Area in Zone 3		Area in Zone 2	Likely new development in Zones 2 and 3
		FZ3b FFP	FZ3a 100yr		
<b>Area (ha)</b>	155.34	0.653	0.87	0.00	0.00
<b>% of Area</b>	-	0.42	0.56	0.00	0.00

# Horsham District Council LDF: Level 1 SFRA

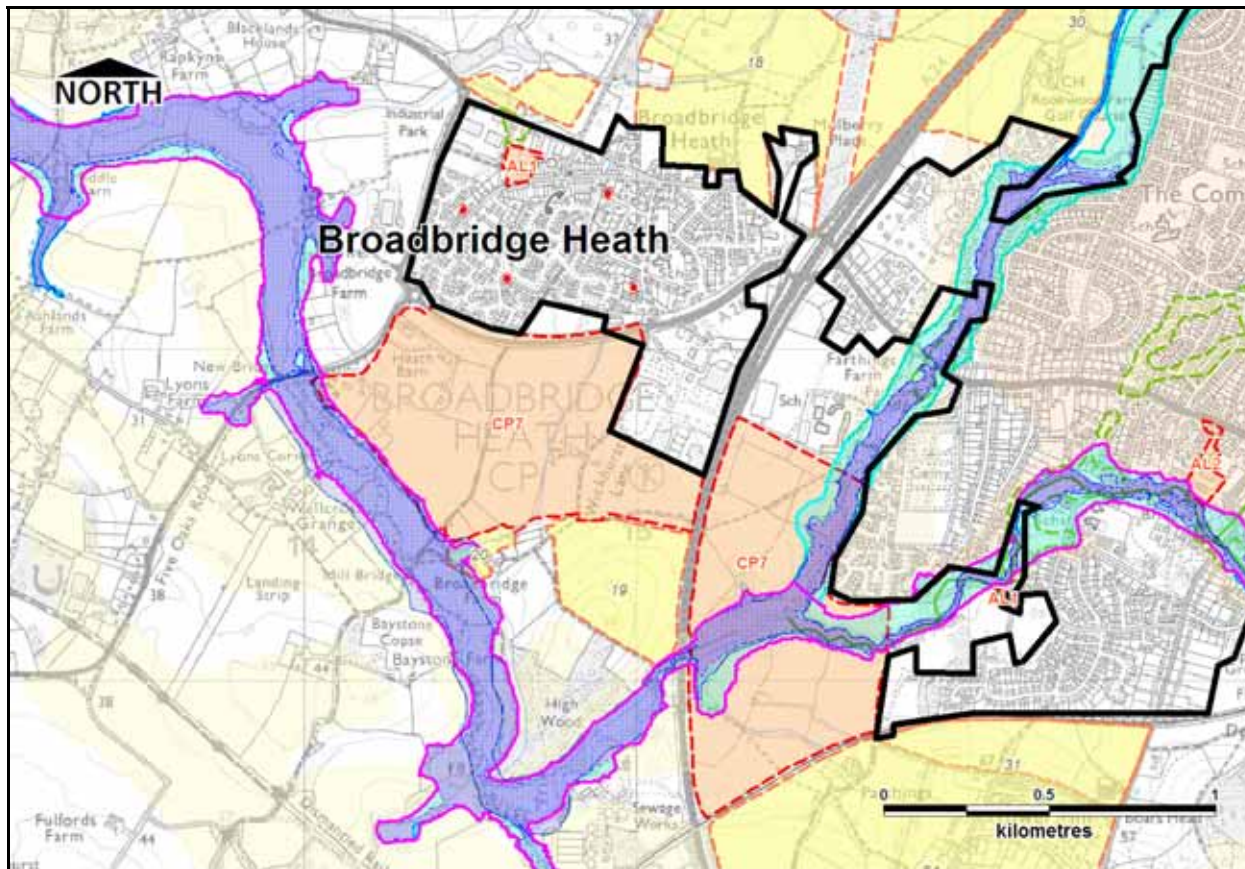


**Settlement Sustainability Hierarchy:**

**Category 1**

**Broadbridge Heath**

**Preliminary Core Strategy Assessment**



<b>Flood Zone</b>	1
<b>Potential Housing Allocation</b>	The Adopted Core Strategy classifies Broadbridge Heath as a Category 1 Sustainable Settlement, one that is "capable of sustaining some expansion, infilling and redevelopment" and could therefore be an allocation for some of the proposed 2,740 further homes, which are to be provided by 2018. However, preliminary assessment shows that new allocations for housing development can reasonably be accommodated outside Flood Zones 2 and 3.
<b>Potential Employment Allocation</b>	The Adopted Core Strategy states that a main principle is the "concentration of other [non housing] new development... immediately adjoining Horsham town including the land south of Broadbridge Heath". Preliminary assessment shows that a small area of potential new allocations for employment development south of Broadbridge Heath are affected by Flood Zones 2 and 3. CP7 east and west has been adopted under the Core Strategy and is recognised as an area of development that will affect Horsham and Broadbridge Heath.
<b>Main River</b>	The River Arun flows in a westerly direction to the East, South and West of the settlement. Flooding is known to occur along this reach.
<b>Flood Record Information data</b>	Minor flooding events have been reported from River Arun and drainage ditches, and also at junctions of Billingsworth Road and Church Lane junction to Church Road.

**Settlement Level Coarse Assessment**

	Size of settlement	Area in Zone 3		Area in Zone 2	Likely new development in Zones 2 and 3
		FZ3b FFP	FZ3a 100yr		
<b>Area (ha)</b>	70.29	0.00	0.00	0.00	0.55*
<b>% of Area</b>	-	0.00	0.00	0.00	0.00

<p><b>Flood Zone 3b - Functional Floodplain</b></p> <p><b>Flood Zone 3a - 100yr Floodplain</b></p> <p><b>Flood Zone 2 - 1000yr Floodplain</b></p> <p><b>Climate Change Floodplain (Continued)</b></p> <p><b>Historical Flood Outlines</b></p>	<p><b>Sewer Flooding (hydraulic incapacity)</b></p> <p><b>Flood Defences</b></p> <p><b>Flood Warning Areas</b></p> <p><b>Reservoir Act Water Bodies</b></p> <p><b>Groundwater Emergence Zone</b></p>	<p><b>Ground Water Vulnerability Classifications</b></p> <p>Major: High Permeability Major: Intermediate Permeability Minor: Low Permeability Minor: High Permeability Minor: Intermediate Permeability Minor: Low Permeability</p> <p><b>CEH River Network - BFI Classification</b></p> <p>1 2 3</p>	<p><b>Tidal Limits</b></p> <p><b>Urban Areas</b></p> <p><b>Potential Allocation Sites</b></p> <p><b>Alternative Development Sites (rejected)</b></p>
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\* Note: only the West site of the CP7 allocation is included in the Broadbridge Heath figures. The East site is included in the Horsham figures

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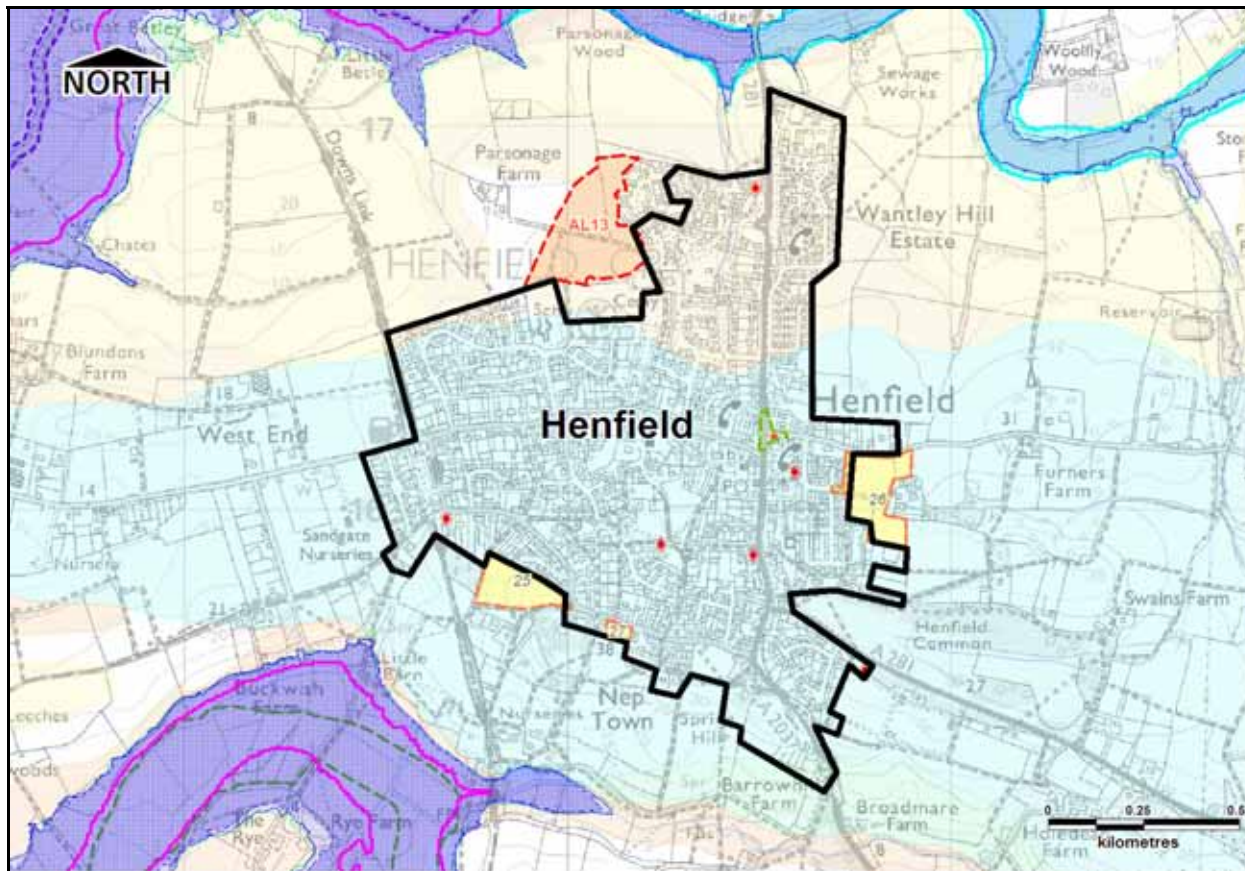
**Horsham  
District  
Council**



**Settlement Sustainability Hierarchy:**

**Category 1**

**Henfield**



## Preliminary Core Strategy Assessment

<b>Flood Zone</b>	1
<b>Potential Housing Allocation</b>	The Adopted Core Strategy classifies Henfield as a Category 1 Settlement, one that is "capable of sustaining some expansion, infilling and redevelopment" and could therefore be allocation in which some of the proposed 2740 further homes that are to be provided by 2018. Preliminary assessment shows that any new allocations for housing development at Henfield will not fall within Flood Zone 2 or 3 regions.
<b>Potential Employment Allocation</b>	Preliminary assessment shows that Flood Zones 2 and 3 will not affect potential new allocations for development.
<b>Main River</b>	None
<b>Flood Record Information data</b>	Some minor sewer and drainage problems reported at various sites including Holland Lane, A281 Henfield Common, A2037 Henfield Business Park, A281 west side near Golden Square.

## Settlement Level Coarse Assessment

	Size of settlement	Area in Zone 3		Area in Zone 2	Likely new development in Zones 2 and 3
		FZ3b FFP	FZ3a 100yr		
<b>Area (ha)</b>	124.60	0.00	0.00	0.00	0.00
<b>% of Area</b>	-	0.00	0.00	0.00	0.00

<p><b>Flood Zone 3b - Functional Floodplain</b></p> <p><b>Flood Zone 3a - 100yr Floodplain</b></p> <p><b>Flood Zone 2 - 1000yr Floodplain</b></p> <p><b>Climate Change Floodplain (Continued)</b></p> <p><b>Historical Flood Outlines</b></p>	<p><b>Sewer Flooding (hydraulic incapacity)</b></p> <p><b>Flood Defences</b></p> <p><b>Flood Warning Areas</b></p> <p><b>Reservoir Act Water Bodies</b></p> <p><b>Groundwater Emergence Zone</b></p>	<p><b>Ground Water Vulnerability Classifications</b></p> <p>Major: High Permeability</p> <p>Major: Intermediate Permeability</p> <p>Major: Low Permeability</p> <p>Minor: High Permeability</p> <p>Minor: Intermediate Permeability</p> <p>Minor: Low Permeability</p> <p><b>CEH River Network - BFI Classification</b></p> <p>1</p> <p>2</p> <p>3</p>	<p><b>Tidal Limits</b></p> <p><b>Urban Areas</b></p> <p><b>Potential Allocation Sites</b></p> <p><b>Alternative Development Sites (rejected)</b></p>
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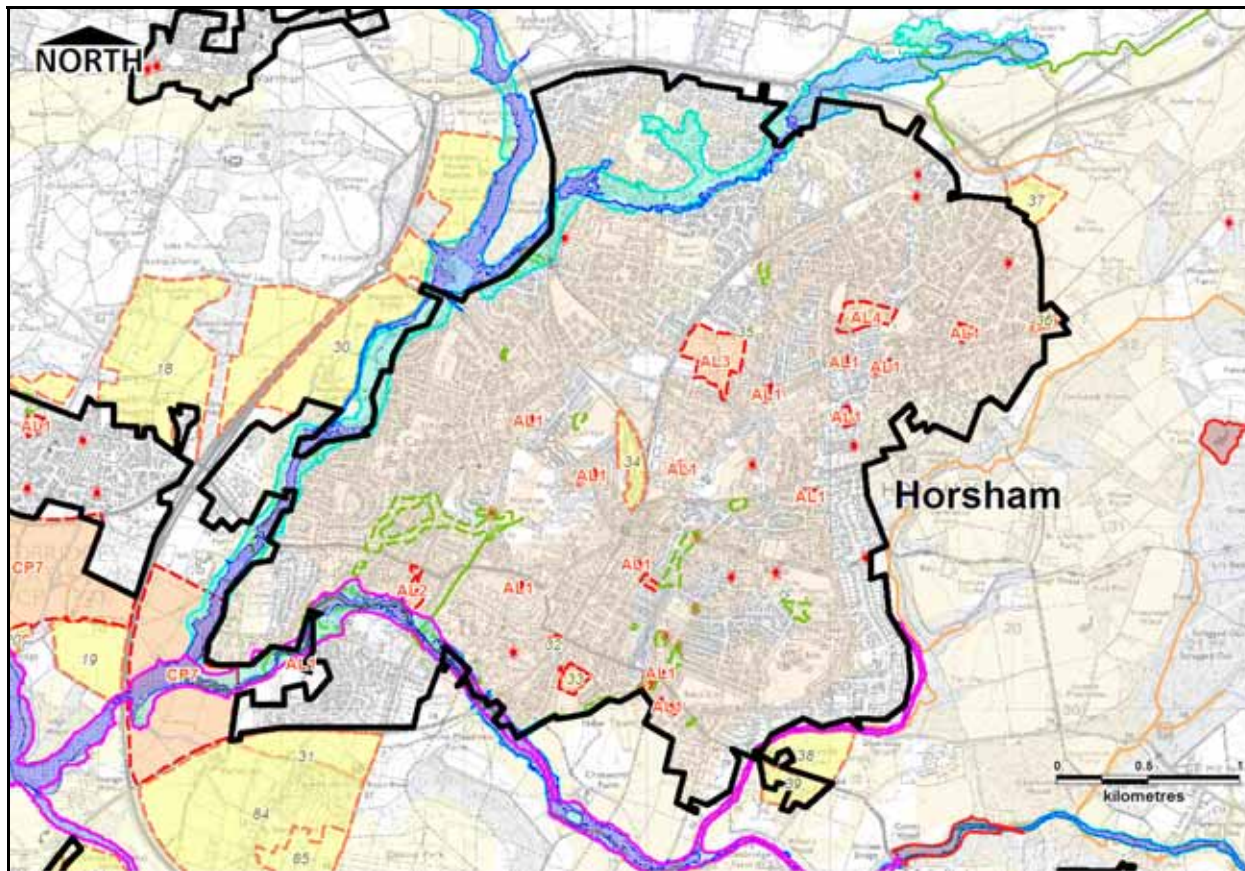
# Horsham District Council LDF: Level 1 SFRA



## Settlement Sustainability Hierarchy:

## Category 1

## Horsham



## Preliminary Core Strategy Assessment

<b>Flood Zone</b>	<b>2 and 3</b>
<b>Potential Housing Allocation</b>	The Adopted Core Strategy classifies Horsham as a Category 1 Settlement, one that is "capable of sustaining some expansion, infilling and redevelopment" and could therefore be an allocation for some of the proposed 2,740 further homes that are to be provided by 2018. Preliminary assessment however, shows that new allocations for housing development can reasonably be accommodated outside Flood Zones 2 and 3. Potential site allocations are not affected by Flood Zones 2 or 3.
<b>Potential Employment Allocation</b>	The Adopted Core Strategy states that a main principle is the "concentration of other [non housing] new development within Horsham District in or immediately adjoining Horsham town". Preliminary assessment shows that any new allocations for employment development within Horsham town can reasonably be accommodated outside Flood Zones 2 and 3. Flood Zones 2 and 3 could affect potential site allocations to the south west of Horsham town.
<b>Main River</b>	Chennells Brook, a tributary of the River Arun, runs through the North of Horsham Town, connecting with Boldings Brook to the West of the town before connecting with the River Arun which runs through South Horsham Town.
<b>Flood Record Information data</b>	Horsham has been affected by a number of flood events. A significant event occurred after heavy rains in 1981 that caused flooding in the High Street and Rosehill area, due to inadequate highway drainage and blockages of surface water flow to sewers. Improvements were since made to culverts and watercourses with no significant flood event recorded since.

## Settlement Level Coarse Assessment

<b>Flood Zone 3b - Functional Floodplain</b>	<b>Sewer Flooding (hydraulic incapacity)</b>	<b>Ground Water Vulnerability Classifications</b>	<b>Tidal Limits</b>
<b>Flood Zone 3a - 100yr Floodplain</b>	<b>Flood Defences</b>	<b>Major - High Permeability</b>	<b>Urban Areas</b>
<b>Flood Zone 2 - 1000yr Floodplain</b>	<b>Flood Warning Areas</b>	<b>Major - Intermediate Permeability</b>	<b>Potential Allocation Sites</b>
<b>Climate Change Floodplain (Continued)</b>	<b>Reservoir Act Water Bodies</b>	<b>Major - Low Permeability</b>	<b>Alternative Development Sites (rejected)</b>
<b>Historical Flood Outlines</b>	<b>Groundwater Emergence Zone</b>	<b>Minor - High Permeability</b>	
		<b>Minor - Intermediate Permeability</b>	
		<b>Minor - Low Permeability</b>	
		<b>CEH River Network - BFI Classification</b>	
		<b>1</b>	
		<b>2</b>	
		<b>3</b>	

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	Size of settlement	Area in Zone 3		Area in Zone 2	Likely new development in Zones 2 and 3
		FZ3b FFP	FZ3a 100yr		
<b>Area (ha)</b>	1094.59	9.95	5.01	39.49	0.07
<b>% of Area</b>		0.91	0.46	0.04	0.00

\* Note: only the East site of the CP7 allocation is included in the Horsham figures. The West site is included in the Broadbridge Heath figures

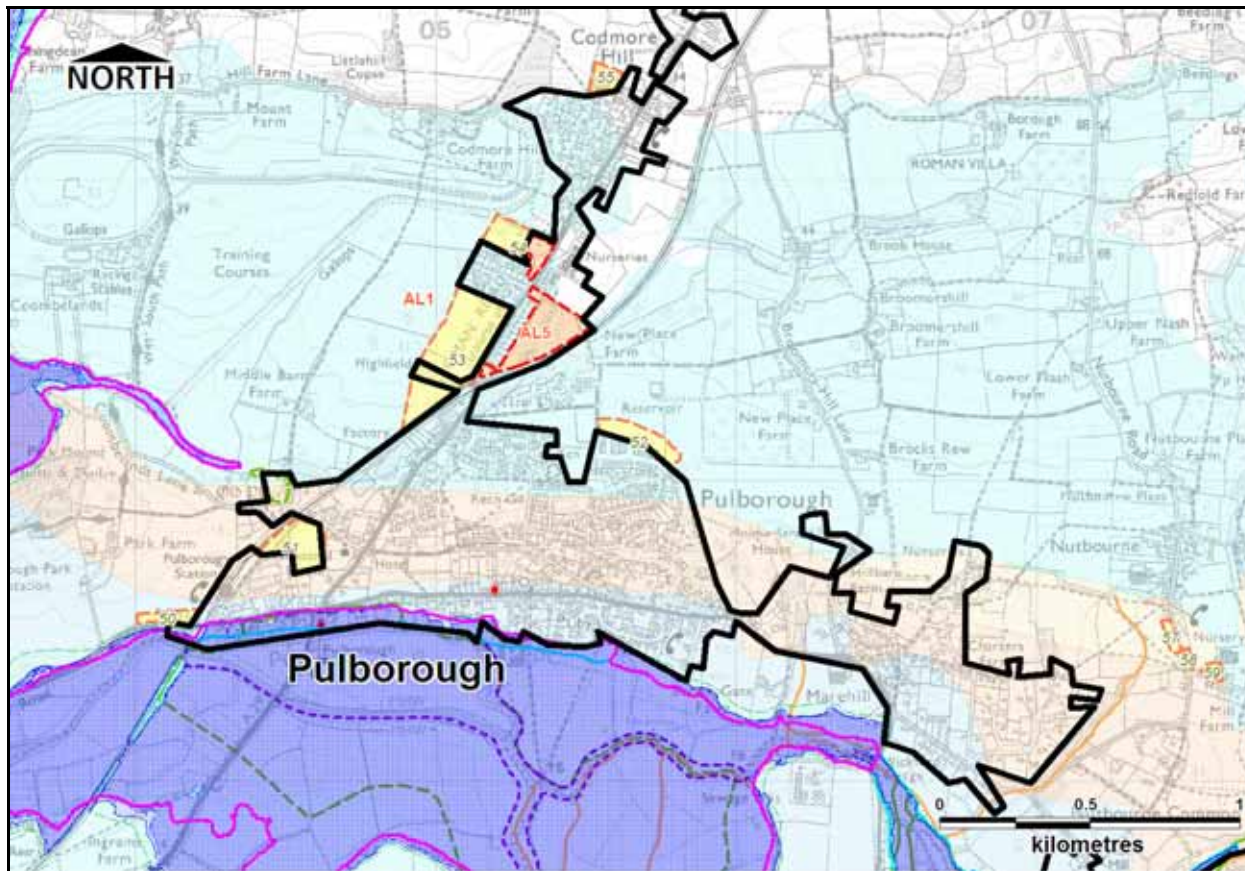
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## Settlement Sustainability Hierarchy:

## Category 1

## Pulborough



### Preliminary Core Strategy Assessment

<b>Flood Zone</b>	2 and 3
<b>Potential Housing Allocation</b>	The Adopted Core Strategy classifies Pulborough as a Category 1 Settlement, one that is "capable of sustaining some expansion, infilling and redevelopment" and could therefore be an allocation for some of the proposed 2,740 further homes, which are to be provided by 2018. Preliminary assessment shows that any new allocations for housing development at Pulborough can reasonably be accommodated outside Flood Zones 2 and 3.
<b>Potential Employment Allocation</b>	Preliminary assessment shows that potential new allocations for development can reasonably be accommodated outside Flood Zones 2 and 3.
<b>Main River</b>	The River Arun runs along the southern boundary of the Pulborough built-up area.
<b>Flood Record Information data</b>	Minor flooding events have been recorded at The Brookes (a natural flood plain) Lower Street and Houses at The Old Bridge. Pulborough lies above some major aquifers overlain with high to intermediate permeability soils. Several watercourses have very high BFI therefore there is a potential groundwater flooding risk.

### Settlement Level Coarse Assessment

<ul style="list-style-type: none"> <li>Flood Zone 3b - Functional Floodplain</li> <li>Flood Zone 3a - 100yr Floodplain</li> <li>Flood Zone 2 - 1000yr Floodplain</li> <li>Climate Change Floodplain (Continued)</li> <li>Historical Flood Outlines</li> </ul>	<ul style="list-style-type: none"> <li>Sewer Flooding (hydraulic incapacity)</li> <li>Flood Defences</li> <li>Flood Warning Areas</li> <li>Reservoir Act Water Bodies</li> <li>Groundwater Emergence Zone</li> </ul>	<ul style="list-style-type: none"> <li>Ground Water Vulnerability Classifications</li> <li>CEH River Network - BFI Classification</li> </ul>	<ul style="list-style-type: none"> <li>Tidal Limits</li> <li>Urban Areas</li> <li>Potential Allocation Sites</li> <li>Alternative Development Sites (rejected)</li> </ul>
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	Size of settlement	Area in Zone 3		Area in Zone 2	Likely new development in Zones 2 and 3
		FZ3b FFP	FZ3a 100yr		
Area (ha)	168.95	5.65	0.81	0.00	0.00
% of Area		3.34	0.48	0.00	0.00

# Horsham District Council LDF: Level 1 SFRA



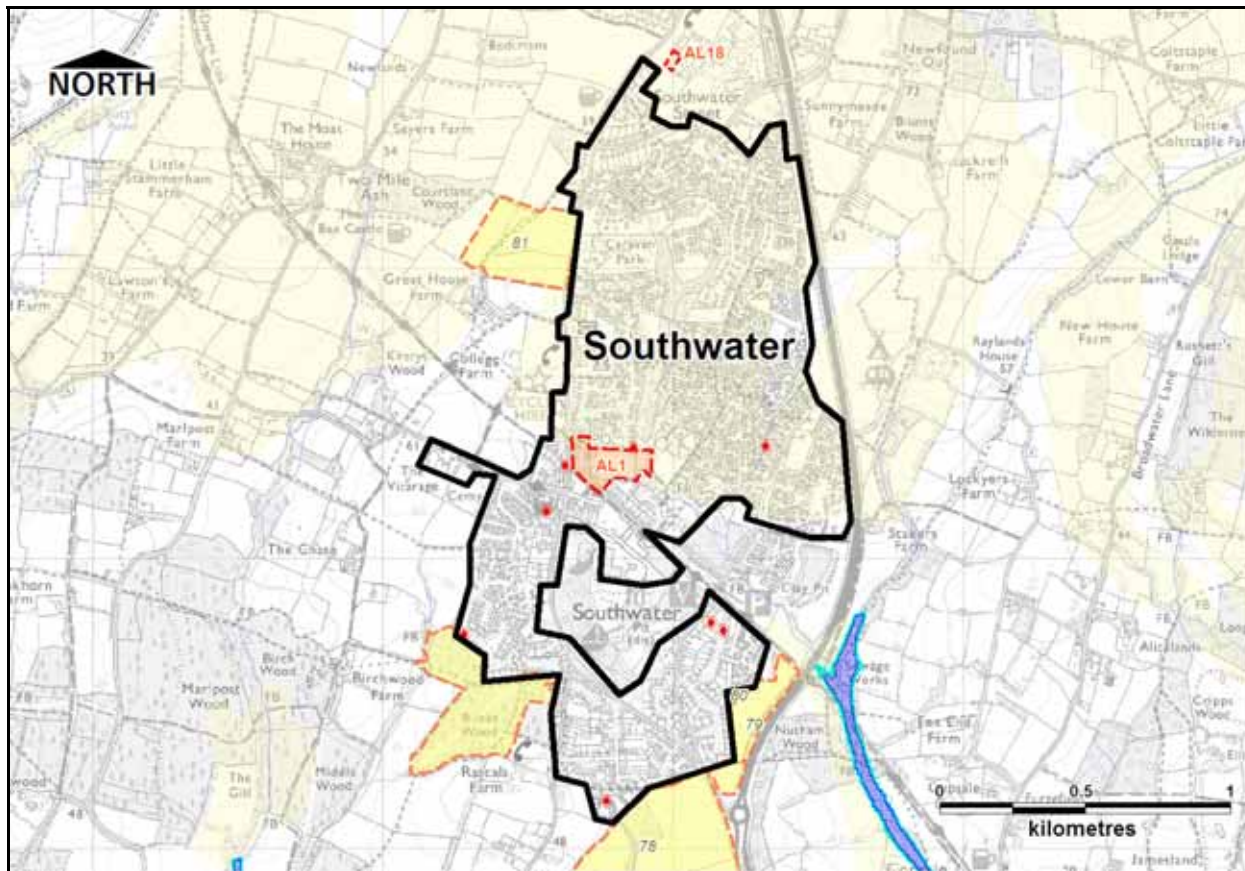
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District  
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## Settlement Sustainability Hierarchy:

## Category 1

## Southwater



## Preliminary Core Strategy Assessment

<b>Flood Zone</b>	1
<b>Potential Housing Allocation</b>	The Adopted Core Strategy classifies Southwater as a Category 1 Settlement, one which is "capable of sustaining some expansion, infilling and redevelopment") and could therefore be allocation for some of the proposed 2740 further homes which are to be provided by 2018. Preliminary assessment shows that any new allocations for housing development at Billingshurst will not fall within Flood Zone 2 or 3 regions.
<b>Potential Employment Allocation</b>	The Adopted Core Strategy states that there is "no provision before 2018 for any further large scale development at Southwater but recognition that this position may need to be reviewed in the light of the approval of the South East Plan and any requirements stemming from the final regional/sub regional strategy to accommodate additional development in the District". Preliminary assessment shows that any new allocations for employment development at Southwater will not fall within Flood Zone 2 or 3 regions.
<b>Main River</b>	None
<b>Flood Record Information data</b>	An extensive flooding incident was recorded in 1981 in the area of Southwater Street. As a result extensive watercourse improvements and large land drainage culverts were carried out. Minor flooding events have been recorded at Cripplegate Lane, New Road, Worthing Road, Boars Head Pub, King Edwards Close, Two Mile Ash Road and Downslink.

## Settlement Level Coarse Assessment

<b>Flood Zone 3b - Functional Floodplain</b>	<b>Sewer Flooding (hydraulic incapacity)</b>	<b>Ground Water Vulnerability Classifications</b>	<b>Tidal Limits</b>
<b>Flood Zone 3a - 100yr Floodplain</b>	<b>Flood Defences</b>	<b>Major - High Permeability</b>	<b>Urban Areas</b>
<b>Flood Zone 2 - 1000yr Floodplain</b>	<b>Flood Warning Areas</b>	<b>Minor - Intermediate Permeability</b>	<b>Potential Allocation Sites</b>
<b>Climate Change Floodplain (Continued)</b>	<b>Reservoir Act Water Bodies</b>	<b>Water - Low Permeability</b>	<b>Alternative Development Sites (rejected)</b>
<b>Historical Flood Outlines</b>	<b>Groundwater Emergence Zone</b>	<b>Minor - High Permeability</b>	
		<b>Major - Intermediate Permeability</b>	
		<b>Water - Low Permeability</b>	
		<b>Minor - High Permeability</b>	
		<b>Major - Low Permeability</b>	
		<b>Minor - Intermediate Permeability</b>	
		<b>Water - High Permeability</b>	
		<b>Major - High Permeability</b>	
		<b>Minor - Low Permeability</b>	
		<b>CEH River Network - BFI Classification</b>	
		<b>1</b>	
		<b>2</b>	
		<b>3</b>	

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	Size of settlement	Area in Zone 3		Area in Zone 2	Likely new development in Zones 2 and 3
		FZ3b FFP	FZ3a 100yr		
<b>Area (ha)</b>	180.10	0.00	0.00	0.00	0.00
<b>% of Area</b>		0.00	0.00	0.00	0.00

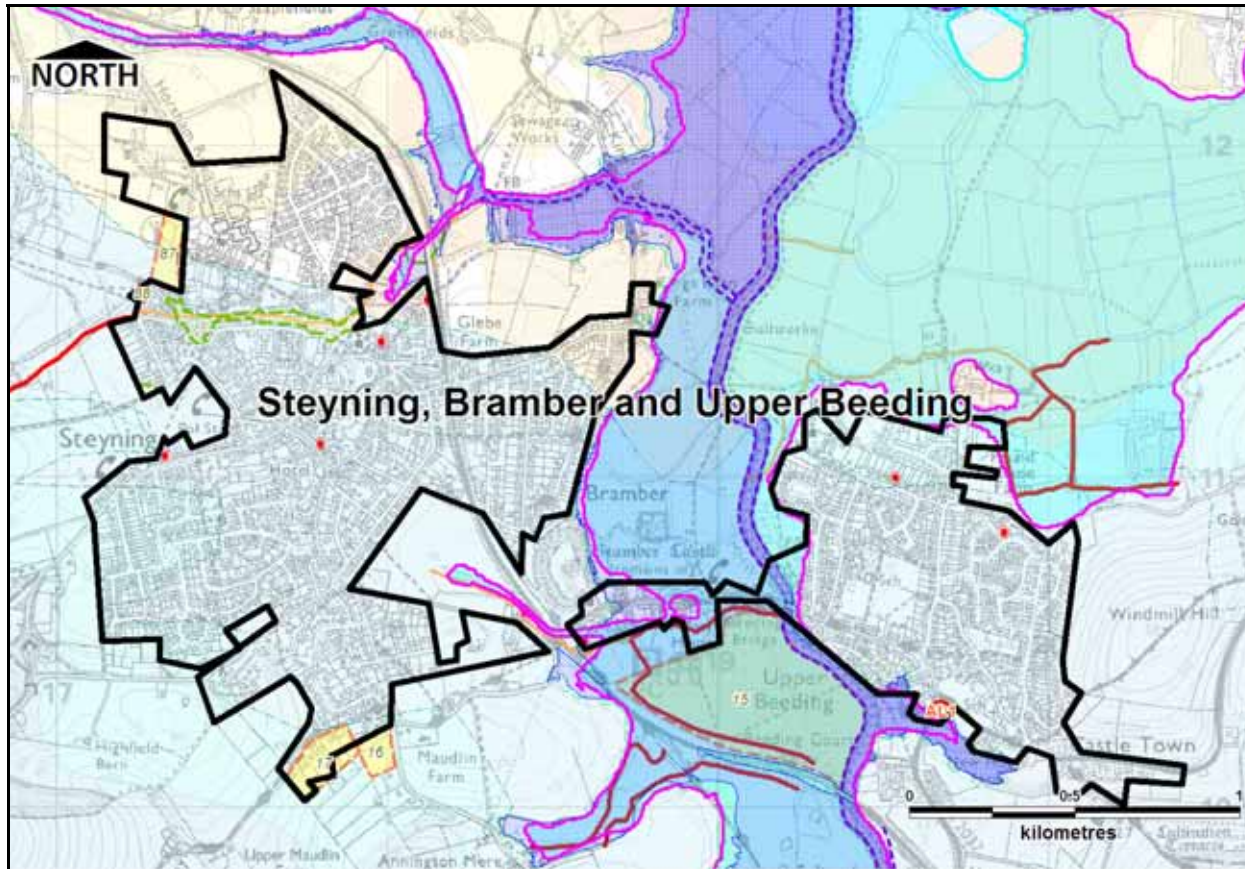
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## Settlement Sustainability Hierarchy:

## Category 1

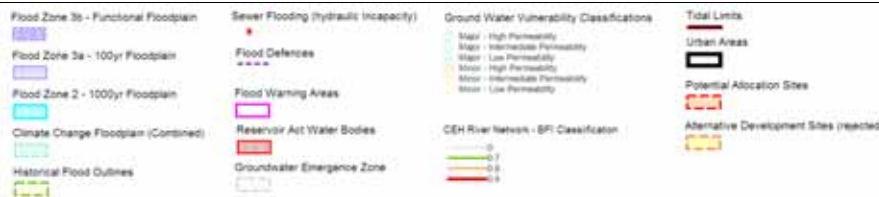
## Steyping, Bramber and Upper Beeding



### Preliminary Core Strategy Assessment

<b>Flood Zone</b>	2 and 3
<b>Potential Housing Allocation</b>	The Adopted Core Strategy classifies Steyping, Bramber and Upper Beeding as a Category 1 Settlement, one which is "capable of sustaining some expansion, infilling and redevelopment" and could therefore be allocation for some of the proposed 2740 further homes which are to be provided by 2018. Preliminary assessment shows that any new allocations for housing development at Steyping, Bramber and Upper Beeding can reasonably be accommodated outside Flood Zones 2 and 3.
<b>Potential Employment Allocation</b>	Preliminary assessment shows that potential new allocations for development can reasonably be accommodated outside Flood Zones 2 and 3.
<b>Main River</b>	The River Adur runs centrally through the built-up area boundaries.
<b>Flood Record Information data</b>	Flooding events have been recorded in fields and properties adjacent to the River Adur in Upper Beeding, due to the flood plain. Also minor flooding recorded due to blocked drainage near Truleigh Manor Farm, Edburton. Steyping, Bramber and Upper Beeding all lie above some major aquifers overlain with high to intermediate permeability soils. Several watercourses have high BFI therefore there is a potential groundwater flooding risk.

### Settlement Level Coarse Assessment



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	Size of settlement	Area in Zone 3		Area in Zone 2	Likely new development in Zones 2 and 3
		FZ3b FFP	FZ3a 100yr		
<b>Area (ha)</b>	251.29	1.17	6.77	0.00	0.215
<b>% of Area</b>		0.47	2.70	0.00	0.00

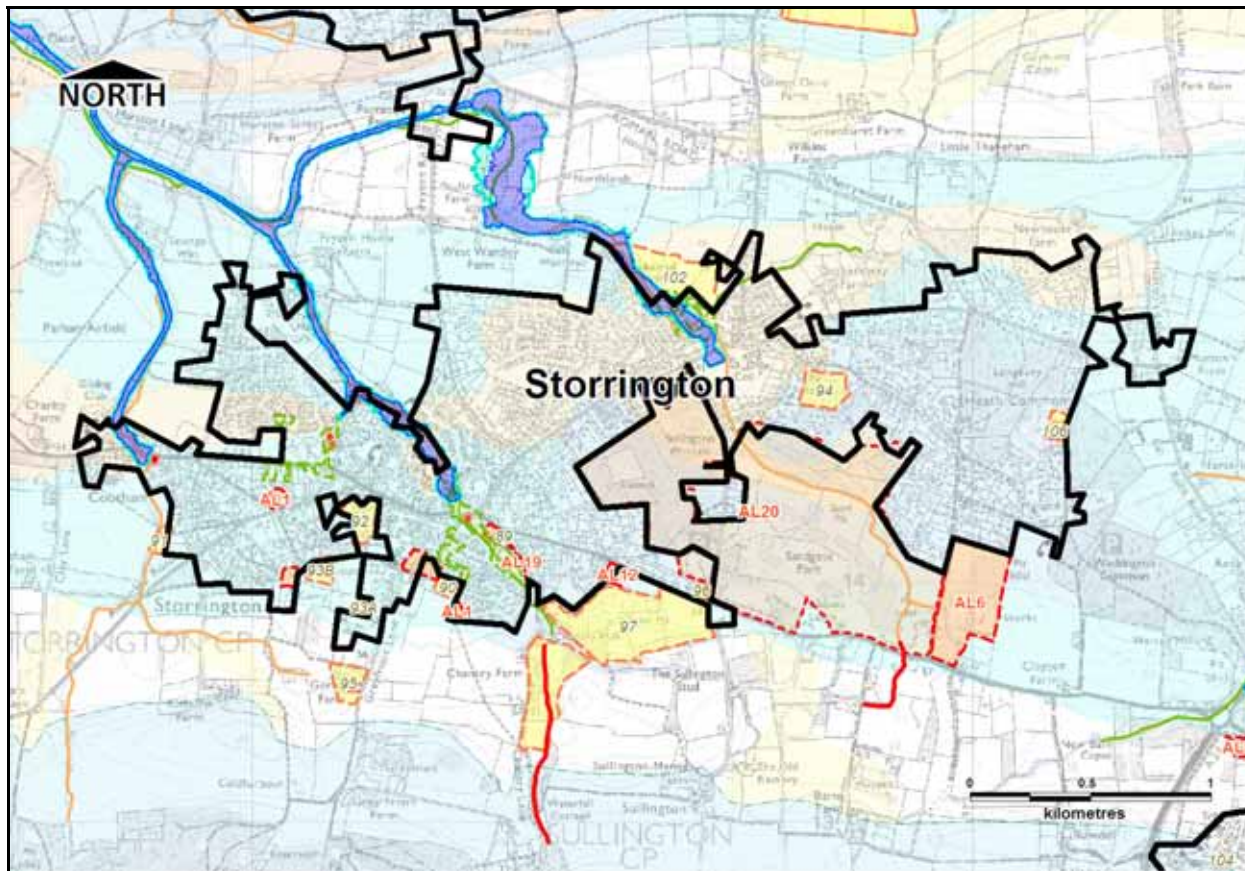
# Horsham District Council LDF: Level 1 SFRA



## Settlement Sustainability Hierarchy:

## Category 1

## Storrington / Sullington



## Preliminary Core Strategy Assessment

<b>Flood Zone</b>	2 and 3
<b>Potential Housing Allocation</b>	The Adopted Core Strategy classifies Storrington as a Category 1 Settlement, one that is "capable of sustaining some expansion, infilling and redevelopment" and could therefore be an allocation for some of the proposed 2740 further homes that are to be provided by 2018. Preliminary assessment shows that potential new allocations for development can reasonably be accommodated outside Flood Zones 2 and 3.
<b>Potential Employment Allocation</b>	Preliminary assessment shows that potential new allocations for development can reasonably be accommodated outside Flood Zones 2 and 3.
<b>Main River</b>	River Stor
<b>Flood Record Information data</b>	An extensive flooding incident was recorded in 1981 in the High Street and Browns Lane area. Following that there were several other incidents over the years until an EA scheme in 1997/98 enlarging culverts and creating cut off ditches. Storrington lies above some major aquifers overlain with high to intermediate permeability soils. Several watercourses have high BFI therefore there is a potential groundwater flooding risk.

## Settlement Level Coarse Assessment

<p><b>Flood Zone 3b - Functional Floodplain</b></p> <p><b>Flood Zone 3a - 100yr Floodplain</b></p> <p><b>Flood Zone 2 - 1000yr Floodplain</b></p> <p><b>Climate Change Floodplain (Continued)</b></p> <p><b>Historical Flood Outlines</b></p>	<p><b>Sewer Flooding (hydraulic incapacity)</b></p> <p><b>Flood Defences</b></p> <p><b>Flood Warning Areas</b></p> <p><b>Reservoir Act Water Bodies</b></p> <p><b>Groundwater Emergence Zone</b></p>	<p><b>Ground Water Vulnerability Classifications</b></p> <p>Major: High Permeability</p> <p>Major: Intermediate Permeability</p> <p>Major: Low Permeability</p> <p>Minor: High Permeability</p> <p>Minor: Intermediate Permeability</p> <p>Minor: Low Permeability</p> <p><b>CEH River Network - BFI Classification</b></p> <p>0-1</p> <p>2-3</p> <p>4-5</p>	<p><b>Tidal Limits</b></p> <p><b>Urban Areas</b></p> <p><b>Potential Allocation Sites</b></p> <p><b>Alternative Development Sites (rejected)</b></p>
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	Size of settlement	Area in Zone 3		Area in Zone 2	Likely new development in Zones 2 and 3
		FZ3b FFP	FZ3a 100yr		
<b>Area (ha)</b>	364.85	5.19	0.00	1.30	0.00
<b>% of Area</b>		1.42	0.00	0.004	0.00