

Horsham District Council LDF: Level 1 SFRA



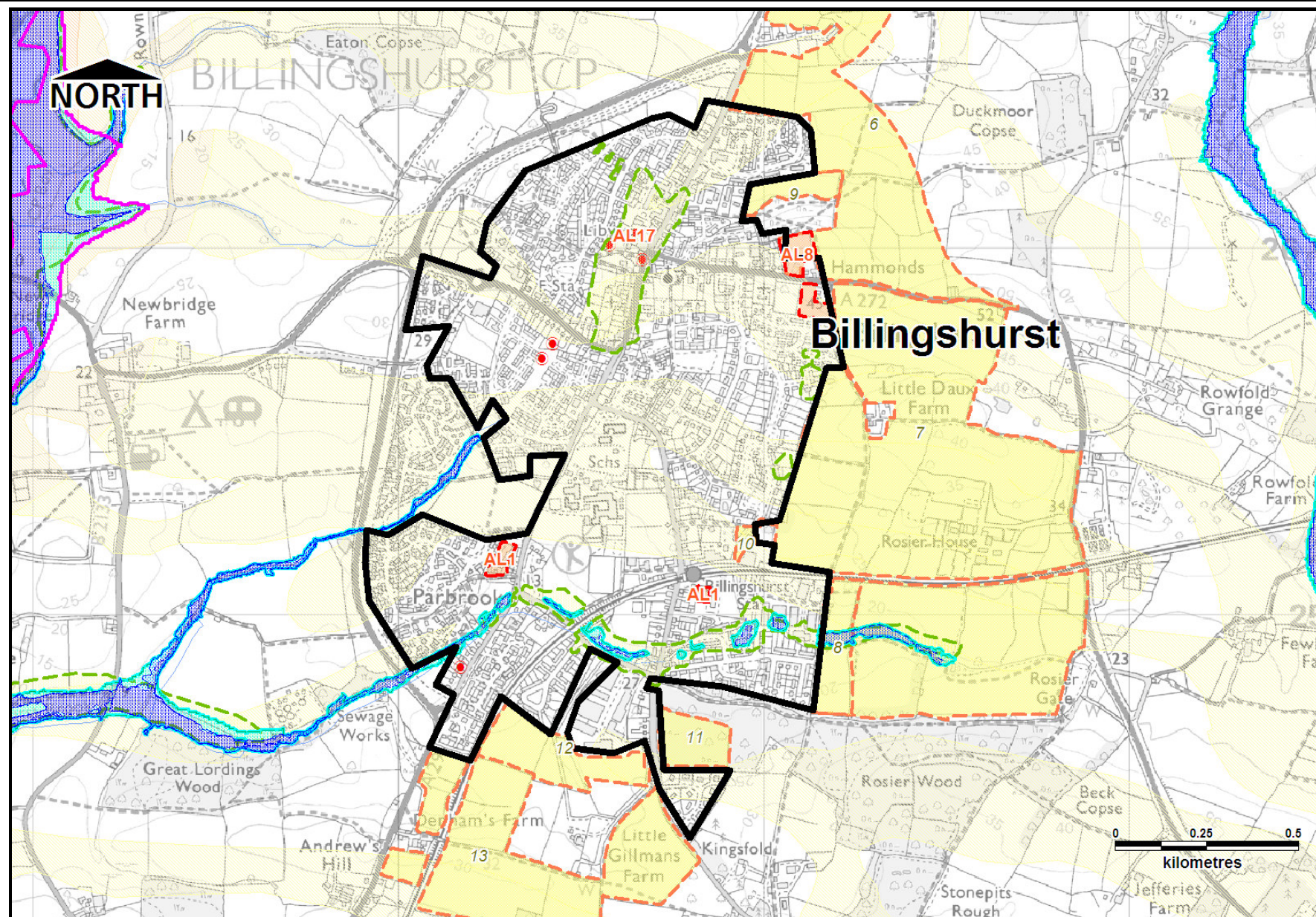
**Horsham
District
Council**



Settlement Sustainability Hierarchy:

Category 1

Billingshurst



Preliminary Core Strategy Assessment

Flood Zone	2 and 3
Potential Housing Allocation	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.
Potential Employment Allocation	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.
Main River	Parbrook, a tributary of the River Arun runs through south Billingshurst and another un-named tributary of the Arun runs through western Billingshurst.
Flood Record Information data	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.

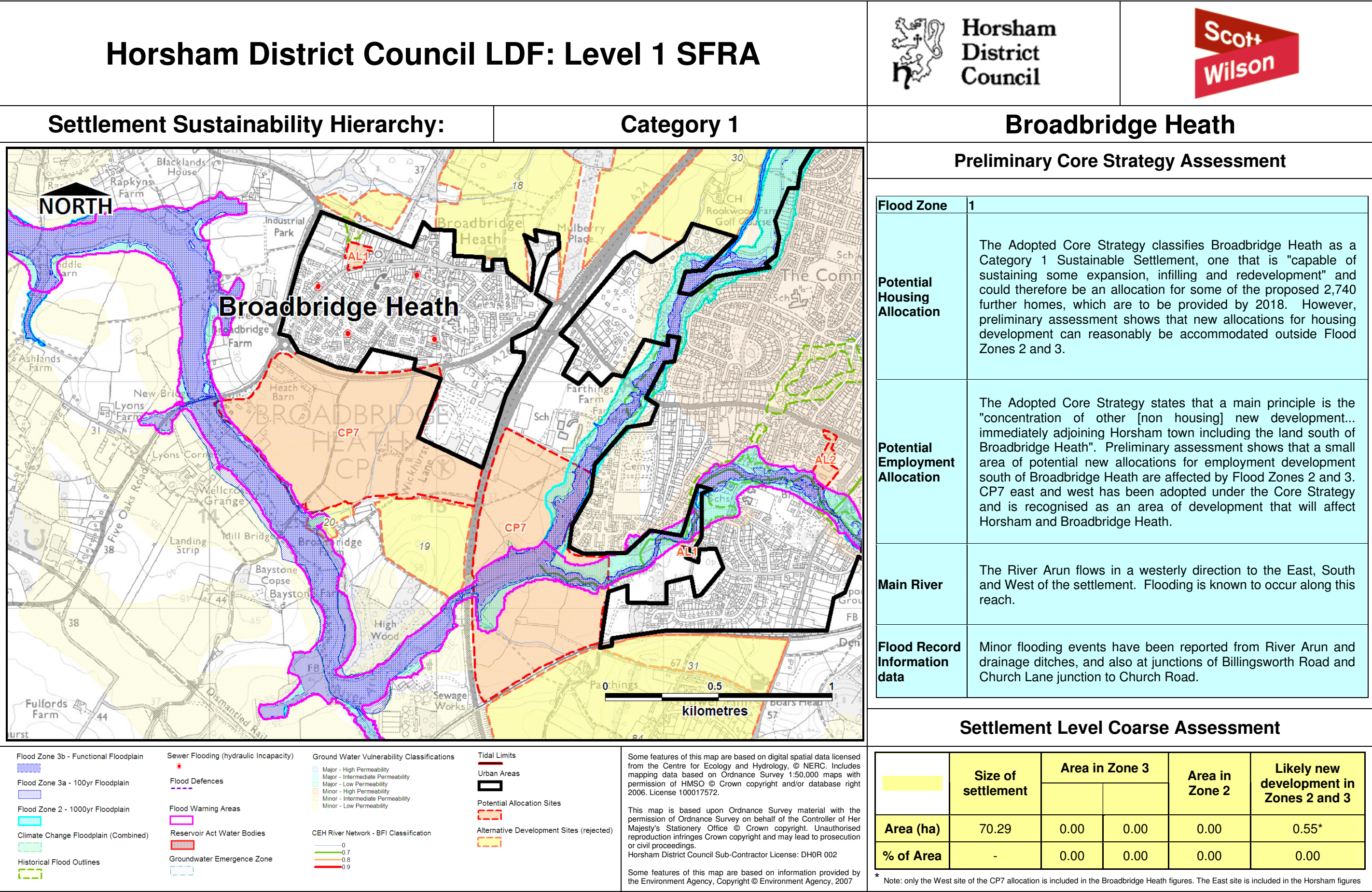
Settlement Level Coarse Assessment

	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)	155.34	0.653	0.87	0.00	0.00
% of Area	-	0.42	0.56	0.00	0.00

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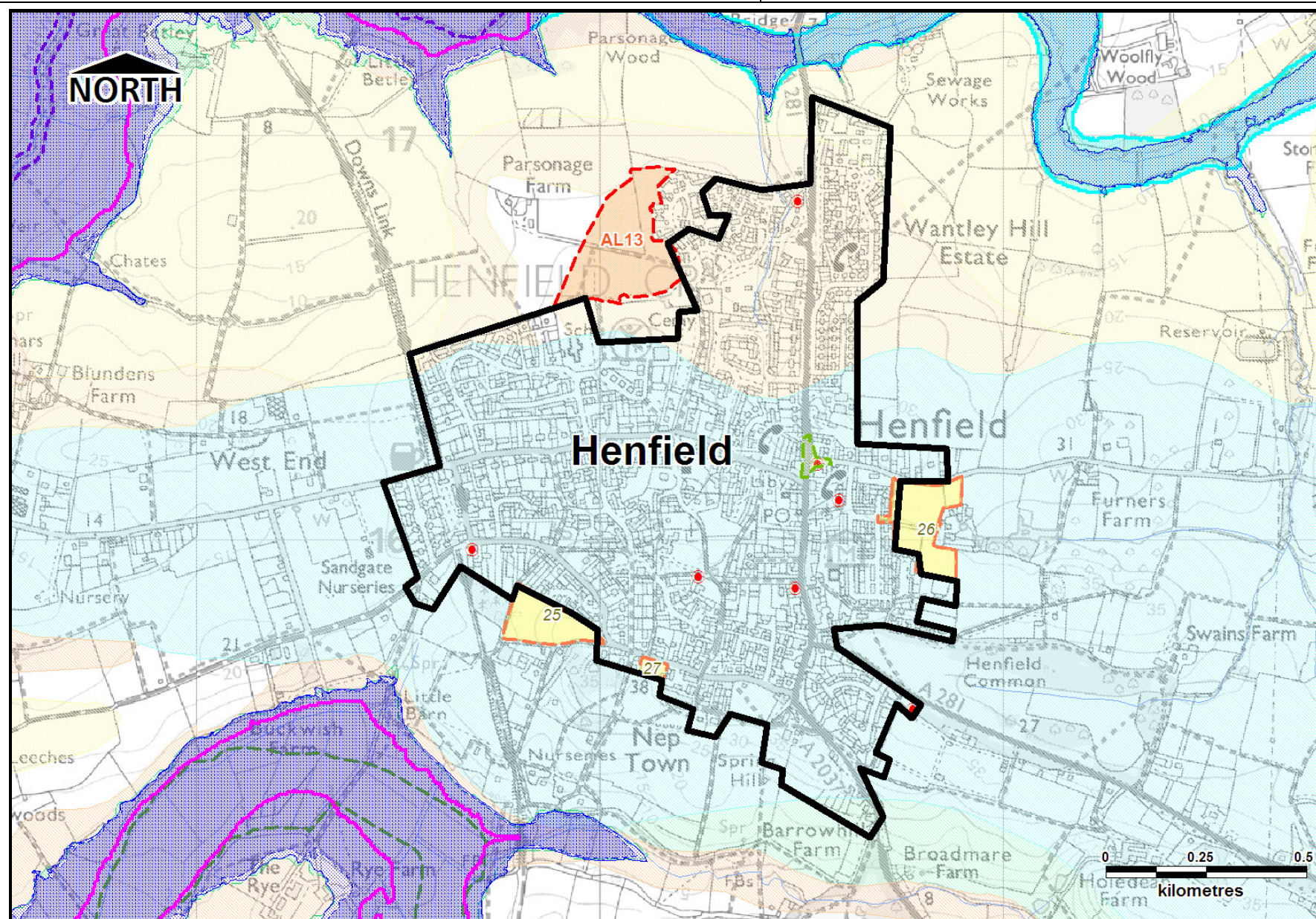
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Settlement Sustainability Hierarchy:

Category 1

Henfield



Preliminary Core Strategy Assessment

Flood Zone	1
Potential Housing Allocation	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.
Potential Employment Allocation	Preliminary assessment shows that Flood Zones 2 and 3 will not affect potential new allocations for development.
Main River	None
Flood Record Information data	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		
Area (ha)	124.60	0.00	0.00	0.00	0.00
% of Area	-	0.00	0.00	0.00	0.00

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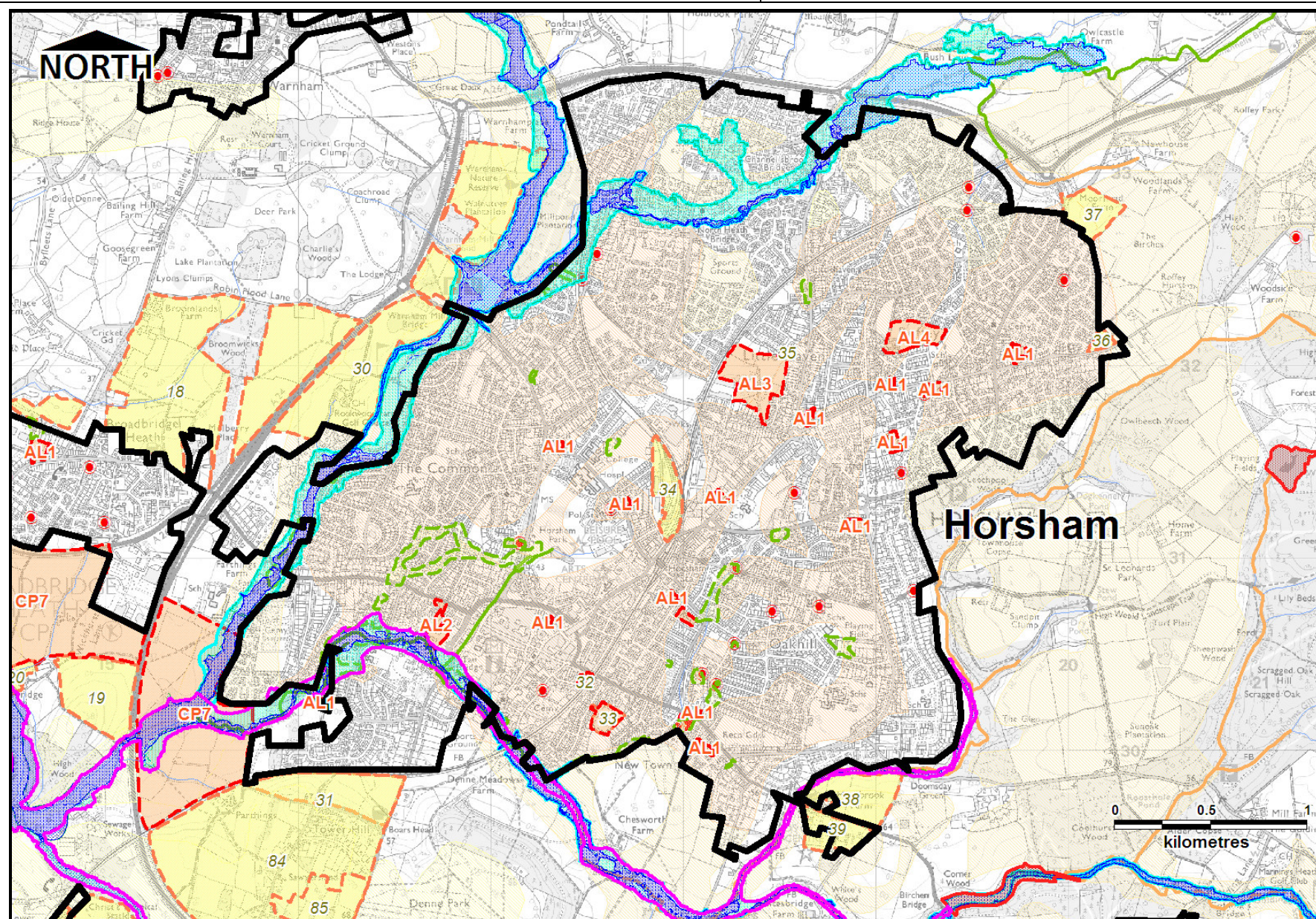
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Settlement Sustainability Hierarchy:

Category 1

Horsham



Preliminary Core Strategy Assessment

Flood Zone	2 and 3
Potential Housing Allocation	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.
Potential Employment Allocation	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.
Main River	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.
Flood Record Information data	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

	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)	1094.59	9.95	5.01	39.49	0.07
% of Area		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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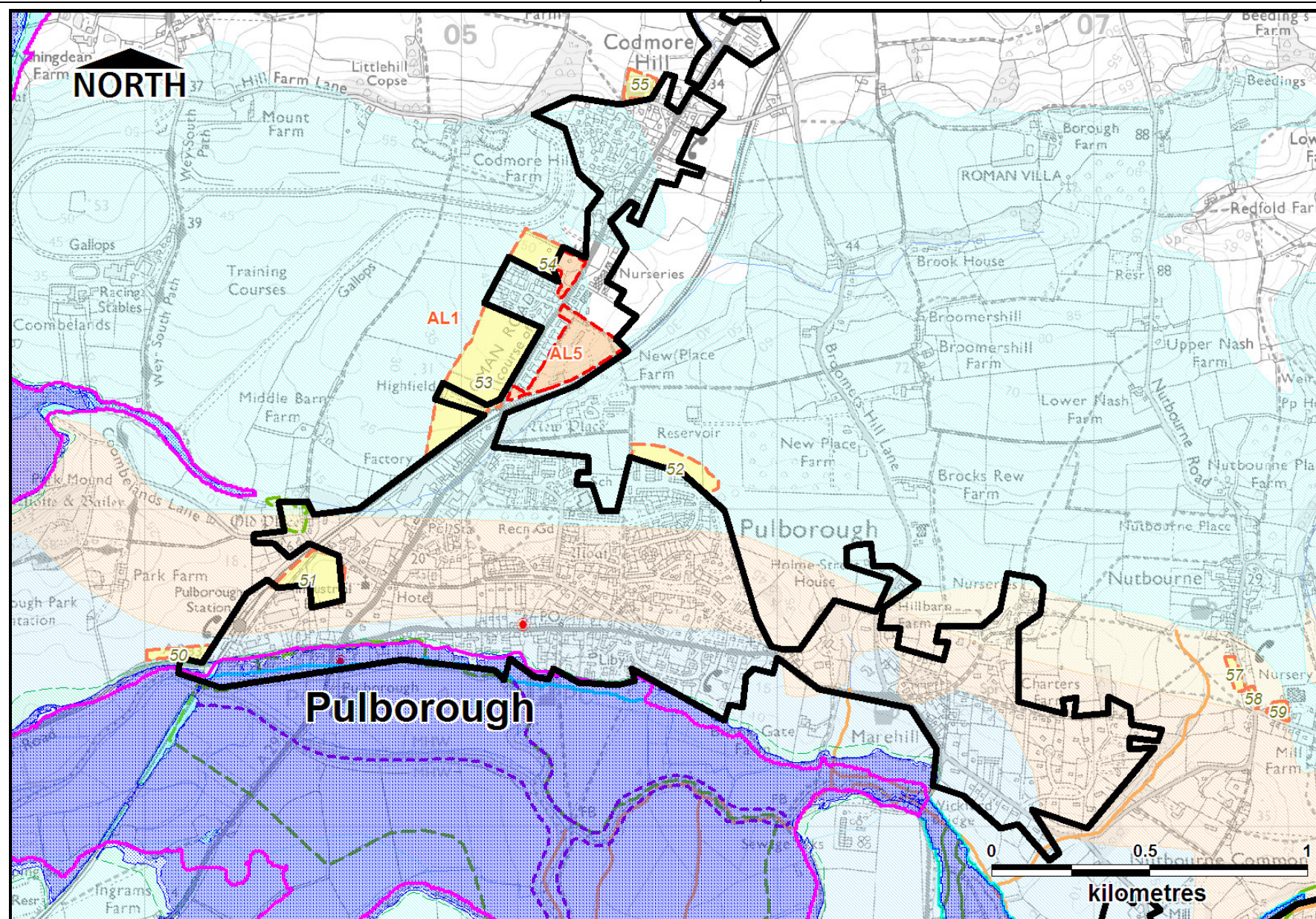
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Settlement Sustainability Hierarchy:

Category 1

Pulborough



Preliminary Core Strategy Assessment

Flood Zone	2 and 3
Potential Housing Allocation	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.
Potential Employment Allocation	Preliminary assessment shows that potential new allocations for development can reasonably be accommodated outside Flood Zones 2 and 3.
Main River	The River Arun runs along the southern boundary of the Pulborough built-up area.
Flood Record Information data	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

	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

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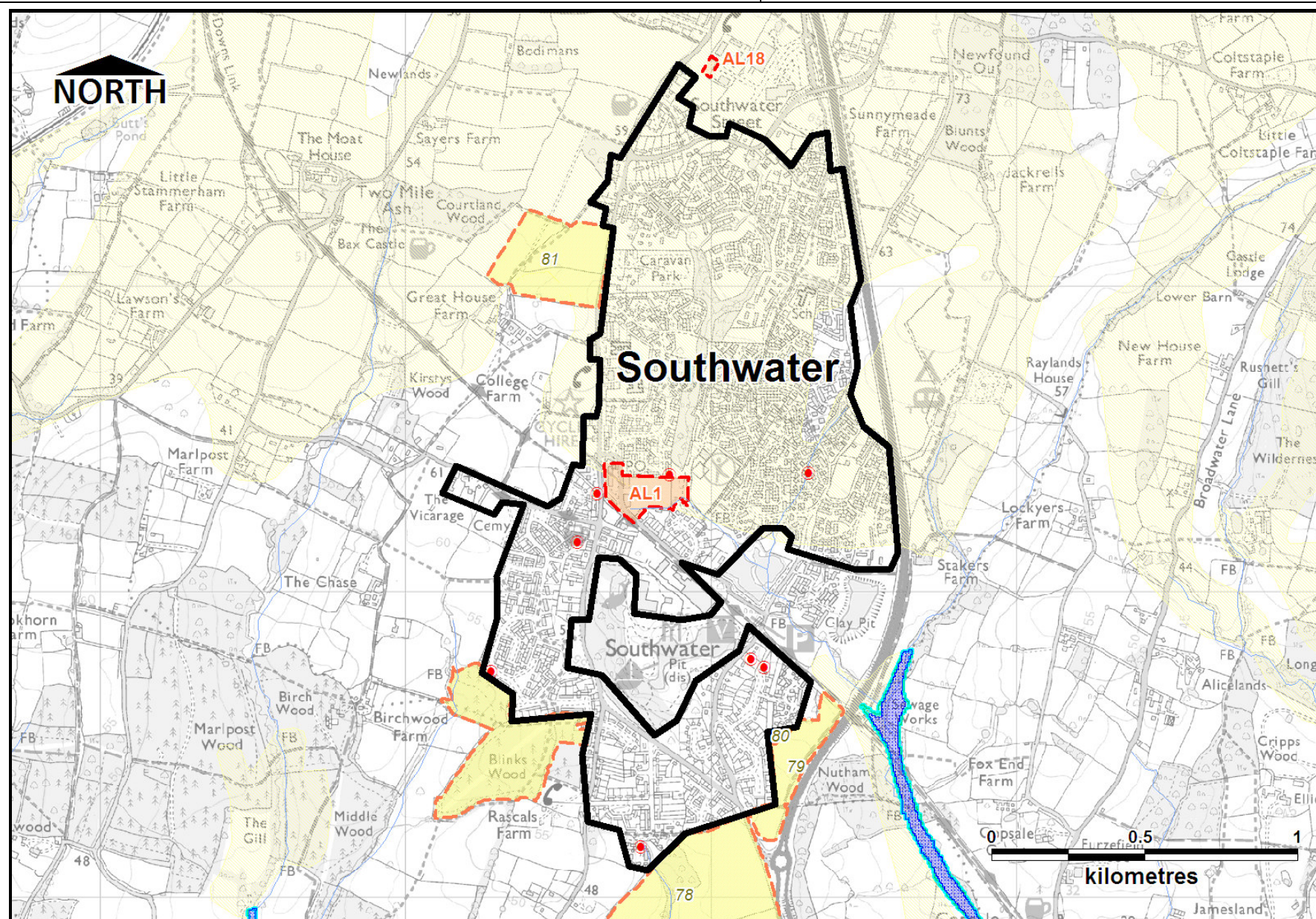
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Settlement Sustainability Hierarchy:

Category 1

Southwater



Preliminary Core Strategy Assessment

Flood Zone	1
Potential Housing Allocation	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.
Potential Employment Allocation	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.
Main River	None
Flood Record Information data	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

	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)	180.10	0.00	0.00	0.00	0.00
% of Area		0.00	0.00	0.00	0.00

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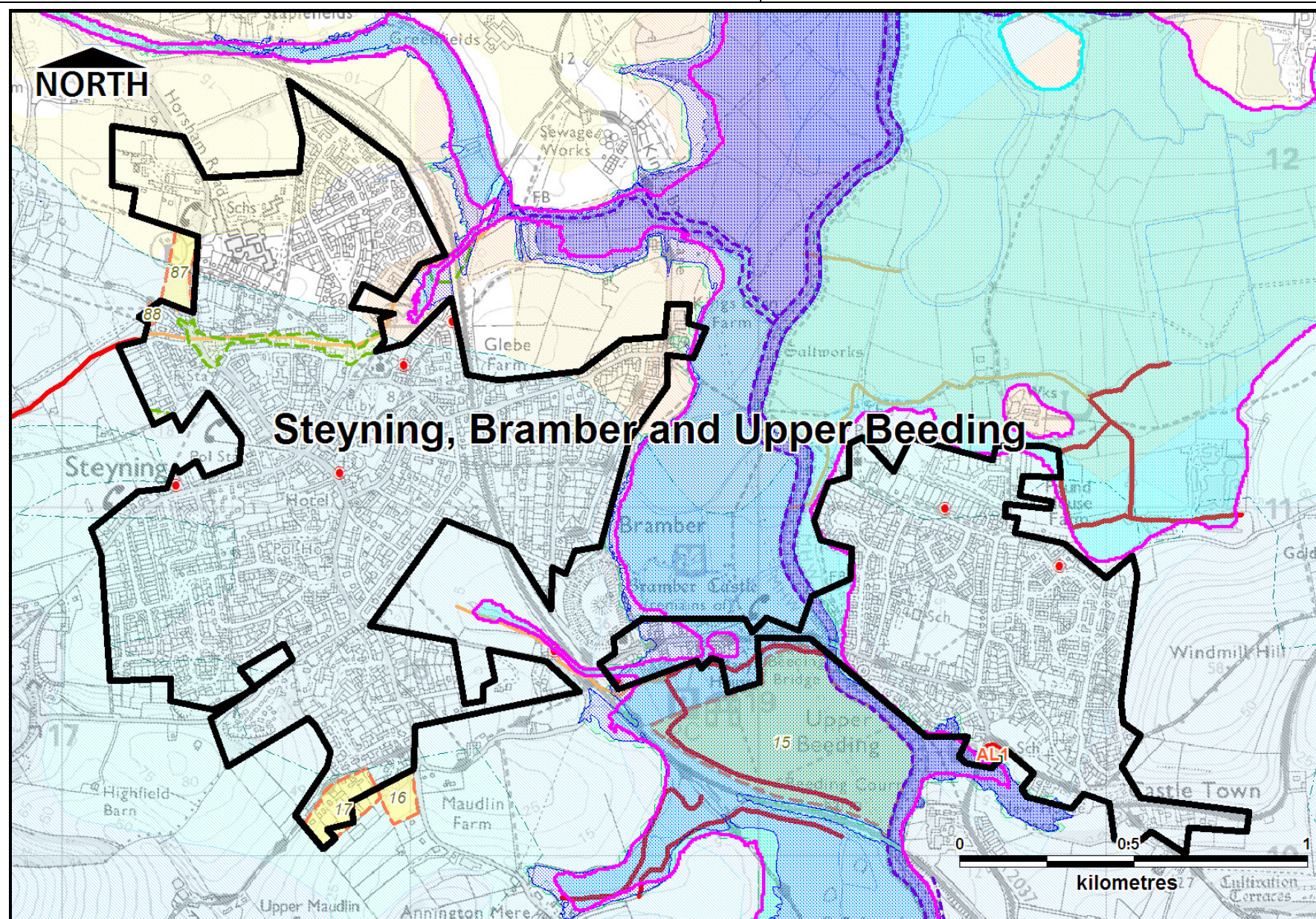
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Settlement Sustainability Hierarchy:

Category 1

Steypning, Bramber and Upper Beeding



Preliminary Core Strategy Assessment

Flood Zone	2 and 3
Potential Housing Allocation	The Adopted Core Strategy classifies Steyning, 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 Steyning, Bramber and Upper Beeding can reasonably be accommodated outside Flood Zones 2 and 3.
Potential Employment Allocation	Preliminary assessment shows that potential new allocations for development can reasonably be accommodated outside Flood Zones 2 and 3.
Main River	The River Adur runs centrally through the built-up area boundaries.
Flood Record Information data	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. Steyning, 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

	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)	251.29	1.17	6.77	0.00	0.215
% of Area		0.47	2.70	0.00	0.00

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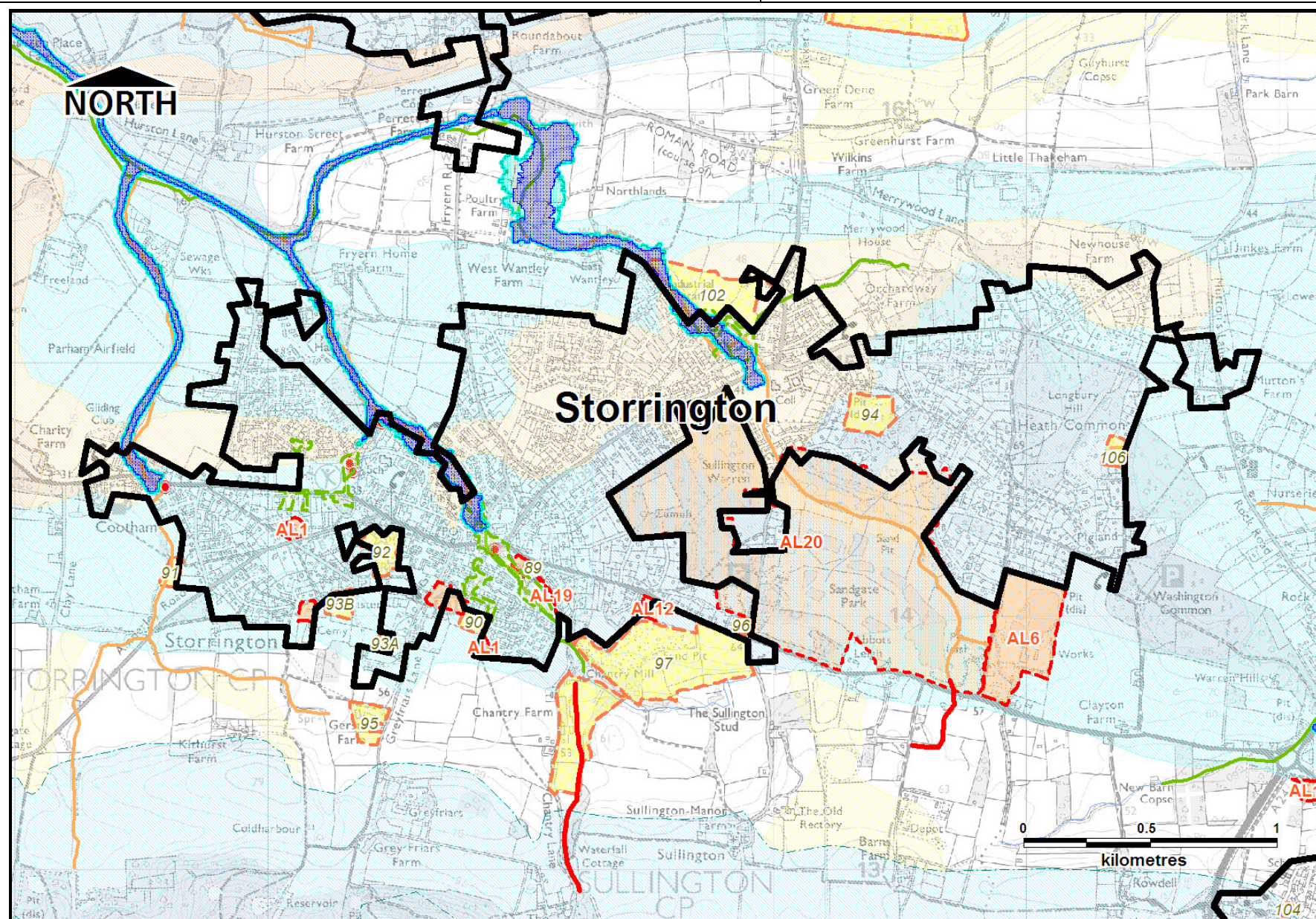


Settlement Sustainability Hierarchy:

Category 1

Storrington / Sullington

Preliminary Core Strategy Assessment



Flood Zone	2 and 3
Potential Housing Allocation	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.
Potential Employment Allocation	Preliminary assessment shows that potential new allocations for development can reasonably be accommodated outside Flood Zones 2 and 3.
Main River	River Stor
Flood Record Information data	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

	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)	364.85	5.19	0.00	1.30	0.00
% of Area		1.42	0.00	0.004	0.00

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