

2 and 3

Flood Zone

Potential Housing Allocation

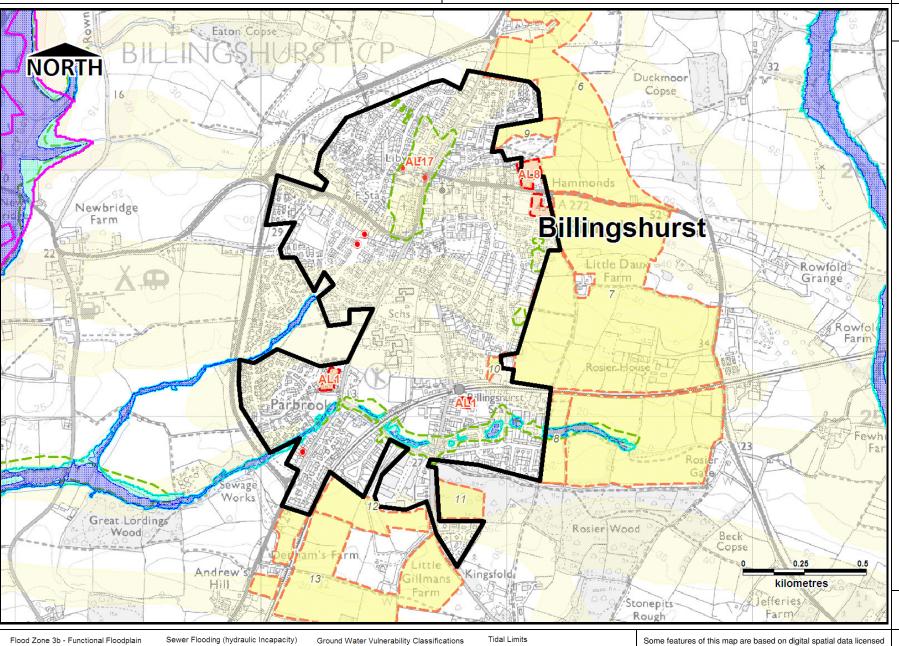


Settlement Sustainability Hierarchy:

Category 1

Preliminary Core Strategy Assessment

Billingshurst



Urban Areas

Potential Allocation Sites

Alternative Development Sites (rejected)

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.

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 Potential reviewed in the future, particularly with regard to the need to **Employment** relocate businesses and redevelop some of the existing Allocation 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.

Parbrook, a tributary of the River Arun runs through south Main River 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	Likely new
		FZ3b FFP	FZ3a 100yr	Zone 2	development in Zones 2 and 3
Area (ha)	155.34	0.653	0.87	0.00	0.00
% of Area	-	0.42	0.56	0.00	0.00

Flood Zone 3a - 100yr Floodplain

Flood Zone 2 - 1000yr Floodplain Climate Change Floodplain (Combined)

Historical Flood Outlines

Sewer Flooding (hydraulic Incapacity)

Flood Defences

Flood Warning Areas

Groundwater Emergence Zone

Major - High Permeability

Major - Ingh Permeability
Major - Low Permeability
Major - Low Permeability
Minor - High Permeability

CEH River Network - BFI Classiification

Some features of this map are based on digital spatial data licensed from the Centre for Ecology and Hydrology, © NERC. Includes mapping data based on Ordnance Survey 1:50,000 maps with permission of HMSO © Crown copyright and/or database right 2006. License 100017572.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings

Horsham District Council Sub-Contractor License: DH0R 002



Zones 2 and 3.

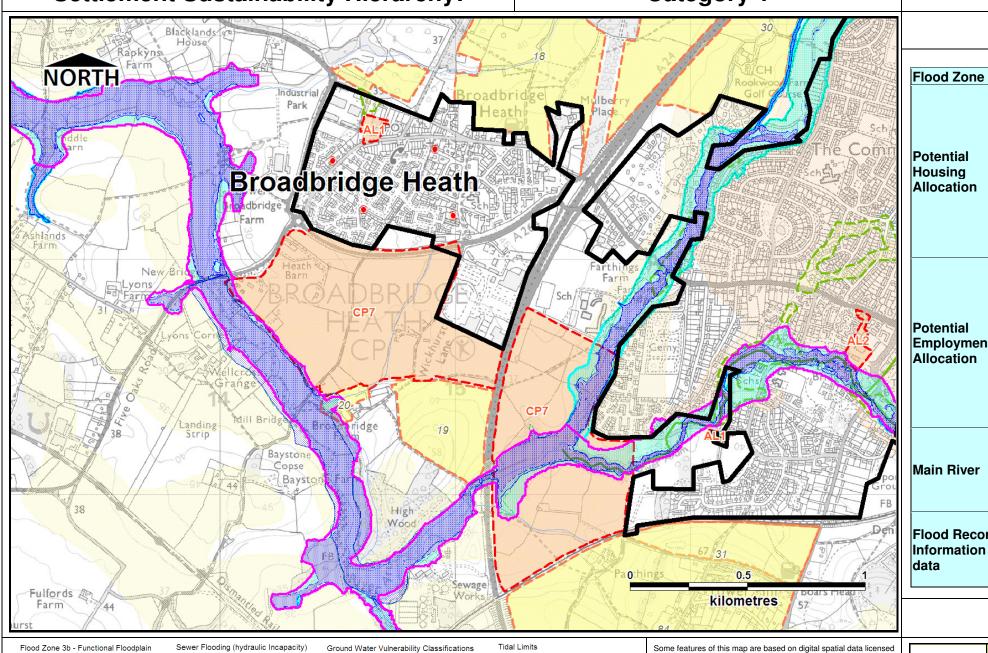


Settlement Sustainability Hierarchy:

Category 1

Preliminary Core Strategy Assessment

Broadbridge Heath



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

Potential Employment Allocation

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.

Main River

The River Arun flows in a westerly direction to the East, South and West of the settlement. Flooding is known to occur along this

Flood Record Information data

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
Area (ha)	70.29	0.00	0.00	0.00	0.55*
% of Area	-	0.00	0.00	0.00	0.00

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

Flood Defences

Flood Zone 3a - 100yr Floodplain Flood Warning Areas

Flood Zone 2 - 1000yr Floodplain Climate Change Floodplain (Combined)

Historical Flood Outlines

Reservoir Act Water Bodies Groundwater Emergence Zone

Major - High Permeability
Major - Intermediate Permeability
Major - Low Permeability
Minor - High Permeability
Minor - Intermediate Permeability
Minor - Low Permeability

Potential Allocation Sites CEH River Network - BEI Classification

Urban Areas

from the Centre for Ecology and Hydrology, © NERC. Includes mapping data based on Ordnance Survey 1:50,000 maps with ission of HMSO © Crown copyright and/or database right 2006. License 100017572.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution Horsham District Council Sub-Contractor License: DH0R 002





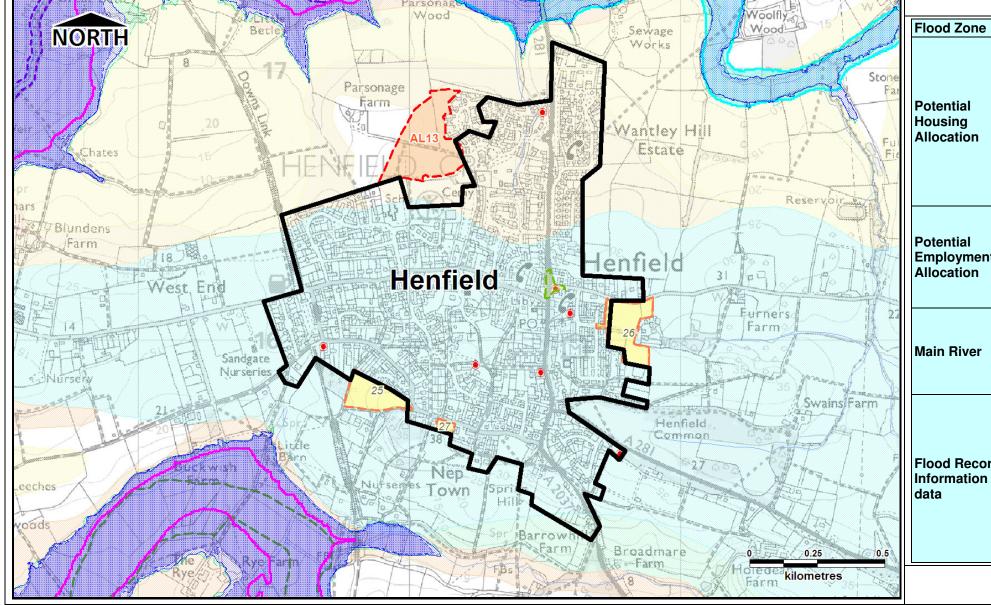
Settlement Sustainability Hierarchy:

Category 1

Preliminary Core Strategy Assessment

Flood Zone 2 or 3 regions.

Henfield



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

Potential Employment Allocation

Preliminary assessment shows that Flood Zones 2 and 3 will not affect potential new allocations for development.

Main River None

Information

Flood Record | 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	Area in Zone 3		Area in	Likely new development in
	settlement	FZ3b FFP	FZ3a 100yr	Zone 2	Zones 2 and 3
Area (ha)	124.60	0.00	0.00	0.00	0.00
% of Area	-	0.00	0.00	0.00	0.00

Flood Zone 3b - Functional Floodplain

Flood Zone 3a - 100yr Floodplain Flood Zone 2 - 1000yr Floodplain

Climate Change Floodplain (Combined) Historical Flood Outlines

Sewer Flooding (hydraulic Incapacity) Flood Defences

Flood Warning Areas Reservoir Act Water Bodies

Groundwater Emergence Zone

Ground Water Vulnerability Classifications

CEH River Network - BEI Classification

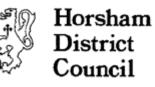
Major - High Permeability Major - Intermediate Permeability Major - Low Permeability Minor - High Permeability Minor - Intermediate Permeability Minor - Low Permeability Urban Areas Potential Allocation Sites

from the Centre for Ecology and Hydrology, © NERC. Includes mapping data based on Ordnance Survey 1:50,000 maps with permission of HMSO © Crown copyright and/or database right 2006. License 100017572. This map is based upon Ordnance Survey material with the

Some features of this map are based on digital spatial data licensed

permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution

Horsham District Council Sub-Contractor License: DH0R 002



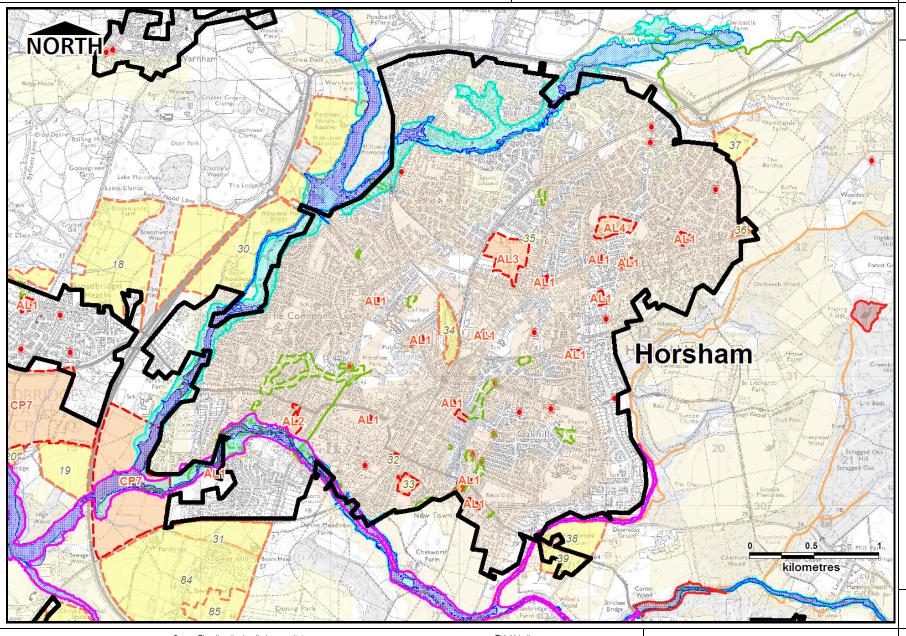


Settlement Sustainability Hierarchy:

Category 1

Preliminary Core Strategy Assessment

Horsham



2 and 3
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.
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 employment development within Horsham town can reasonably be Allocation accommodated outside Flood Zones 2 and 3. Flood Zones 2 and 3 could affect potential site allocations to the south west of Horsham

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

Main River

Flood Zone

Potential Housing Allocation

Potential

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		Area in Zone 3		Area in	Likely new development in
	settlement	FZ3b FFP	FZ3a 100yr	Zone 2	Zones 2 and 3
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

Flood Zone 3b - Functional Floodplain

Flood Zone 3a - 100yr Floodplain Flood Zone 2 - 1000yr Floodplain

Climate Change Floodplain (Combined)

Historical Flood Outlines

Sewer Flooding (hydraulic Incapacity)

Flood Defences Flood Warning Areas

Reservoir Act Water Bodies

Groundwater Emergence Zone

Ground Water Vulnerability Classifications

Major - High Permeability Major - Intermediate Perm Major - Low Permeability Minor - High Permeability Minor - Intermediate Perm

Potential Allocation Sites CEH River Network - BEI Classification

Urban Areas

Some features of this map are based on digital spatial data licensed from the Centre for Ecology and Hydrology, © NERC. Includes mapping data based on Ordnance Survey 1:50,000 maps with sion of HMSO © Crown copyright and/or database right

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution

Horsham District Council Sub-Contractor License: DH0R 002





Settlement Sustainability Hierarchy:

Category 1

Preliminary Core Strategy Assessment

Pulborough

2 and 3

Hill Farm Lane Copse NORTH Flood Zone ROMAN VILLA . **Potential** Housing Allocation Training OUpper Nash Farm Farm Brocks Rew Nulbourne Plac 'Nutbourne ough Park Pulborough kilometres Flood Zone 3b - Functional Floodplain Ground Water Vulnerability Classifications

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.

Preliminary assessment shows that potential new allocations for Potential **Employment** development can reasonably be accommodated outside Flood Allocation Zones 2 and 3.

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	Likely new development in
		FZ3b FFP	FZ3a 100yr	Zone 2	Zones 2 and 3
Area (ha)	168.95	5.65	0.81	0.00	0.00
% of Area		3.34	0.48	0.00	0.00

Flood Zone 3a - 100yr Floodplain Flood Zone 2 - 1000yr Floodplain

Climate Change Floodplain (Combined) Historical Flood Outlines

Sewer Flooding (hydraulic Incapacity) Flood Defences

Flood Warning Areas

Reservoir Act Water Bodies

Groundwater Emergence Zone

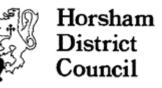
Major - High Permeability Major - Intermediate Permeability Major - Low Permeability Minor - High Permeability Minor - Intermediate Permeability Minor - Low Permeability

Potential Allocation Sites CEH River Network - BEI Classification

Urban Areas

Some features of this map are based on digital spatial data licensed from the Centre for Ecology and Hydrology, © NERC. Includes mapping data based on Ordnance Survey 1:50,000 maps with nission of HMSO © Crown copyright and/or database right permission of HMSO © (2006. License 100017572.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution Horsham District Council Sub-Contractor License: DH0R 002



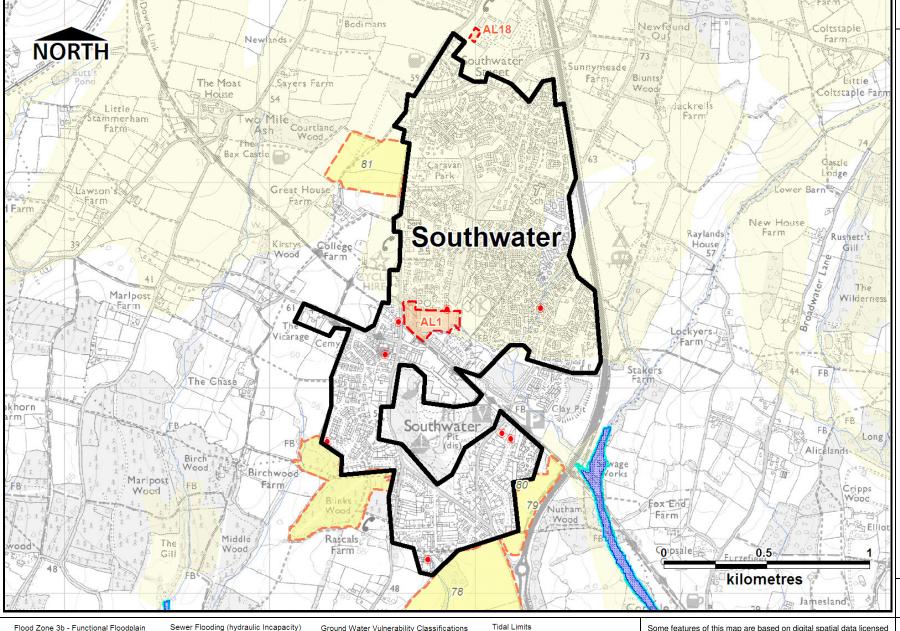


Settlement Sustainability Hierarchy:

Category 1

Preliminary Core Strategy Assessment

Southwater



	The Adopted Core Strategy classifies Southwater as a Category 1
	Settlement, one which is "capable of sustaining some expansion,
Potential	infilling and redevelopment") and could therefore be allocation for
Housing	some of the proposed 2740 further homes which are to be provided
Allocation	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

Flood Zone

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	Likely new development in
		FZ3b FFP	FZ3a 100yr	Zone 2	Zones 2 and 3
Area (ha)	180.10	0.00	0.00	0.00	0.00
% of Area		0.00	0.00	0.00	0.00

Flood Zone 3b - Functional Floodplain

Flood Zone 3a - 100yr Floodplain Flood Zone 2 - 1000yr Floodplain

Climate Change Floodplain (Combined) Historical Flood Outlines

Sewer Flooding (hydraulic Incapacity) Flood Defences Flood Warning Areas

Reservoir Act Water Bodies

Groundwater Emergence Zone

Ground Water Vulnerability Classifications Major - High Permeability
Major - Intermediate Permeability
Major - Low Permeability
Minor - High Permeability
Minor - Intermediate Permeability
Minor - Intermediate Permeability CEH River Network - BEI Classification

Urban Areas Potential Allocation Sites

nission of HMSO © Crown copyright and/or database right permission of HMSO © 2006. License 100017572. This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution

from the Centre for Ecology and Hydrology, © NERC. Includes mapping data based on Ordnance Survey 1:50,000 maps with

Horsham District Council Sub-Contractor License: DH0R 002





Settlement Sustainability Hierarchy:

Category 1

Steyning, Bramber and Upper Beeding

Preliminary Core Strategy Assessment

<u>-</u>	Tommun y Coro Guatogy Accessoment
Flood Zone	2 and 3
Potential Housing Allocation	The Adopted Core Strategy classifies Steyning, Bramber and Uppe 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 fo development can reasonably be accommodated outside Floor 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 allie above some major aquifers overlain with high to intermediate permeability soils. Several watercourses have high BFI therefore there is a potential groundwater flooding risk.
	Cottlement Level Cooker Accomment

NORTH Steyning, Bramber and Upper Beeding WindmilkHill

Settlement Level Coarse Assessment

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

Climate Change Floodplain (Combined) Historical Flood Outlines

Flood Defences

Flood Warning Areas

Groundwater Emergence Zone

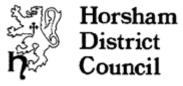
Ground Water Vulnerability Classifications Major - High Permeability Major - Intermediate Permeability Major - Low Permeability Minor - High Permeability Minor - Intermediate Permeability

Potential Allocation Sites Alternative Development Sites (rejected)

Urban Areas

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings

Some features of this map are based on digital spatial data licensed from the Centre for Ecology and Hydrology, © NERC. Includes mapping data based on Ordnance Survey 1:50,000 maps with permission of HMSO © Crown copyright and/or database right





Settlement Sustainability Hierarchy:

Category 1

Storrington / Sullington

Preliminary Core Strategy Assessment

Flood Zone 2 and 3 Park Barn NORTH Storrington kilometres

	1 100a 2011c	L una o
The same of the same of the	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 Preliminary assessment shows that potential new allocations for **Employment** development can reasonably be accommodated outside Flood Zones 2 and 3. Allocation

Main River	River Stor
------------	------------

Information data

An extensive flooding incident was recorded in 1981 in the High Street and Browns Lane area. Following that there were several Flood Record 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	Likely new development in
		FZ3b FFP	FZ3a 100yr	Zone 2	Zones 2 and 3
Area (ha)	364.85	5.19	0.00	1.30	0.00
% of Area		1.42	0.00	0.004	0.00

Flood Zone 3b - Functional Floodplain

Flood Zone 3a - 100yr Floodplain

Flood Zone 2 - 1000yr Floodplain Climate Change Floodplain (Combined)

Historical Flood Outlines

Sewer Flooding (hydraulic Incapacity)

Flood Defences Flood Warning Areas Reservoir Act Water Bodies

Groundwater Emergence Zone

Major - High Permeability
Major - Intermediate Permeability
Major - Low Permeability
Minor - High Permeability
Minor - Intermediate Permeability
Minor - Intermediate Permeability
Minor - Intermediate Permeability CEH River Network - BEI Classification

Ground Water Vulnerability Classifications

Urban Areas

Potential Allocation Sites

Some features of this map are based on digital spatial data licensed from the Centre for Ecology and Hydrology, © NERC. Includes mapping data based on Ordnance Survey 1:50,000 maps with ssion of HMSO © Crown copyright and/or database right 2006. License 100017572.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution

Horsham District Council Sub-Contractor License: DH0R 002