



Horsham  
District  
Council

# **Horsham District Council**

## **Sequential and Exception Flood Risk Tests**

**Horsham Local Plan 2023-2040**

**June 2026**

## 1.0 Introduction

- 1.1 This Sequential Test and Exception Test relate to the allocations put forward in the modified Horsham District Local Plan 2023-2040 (the HDLP).
- 1.2 This is a procedure document to help evidence how the HDLP has been prepared in accordance with the National Planning Policy Framework (NPPF) and Planning Practice Guidance in respect of flood risk. The purpose of the document is to demonstrate that sites allocated for development in the plan are suitable for development based on the Sequential and, where necessary, Exception Test. This takes into account all sources of flood risk, in a manner which is accepting of the limitations associated with the data currently available.
- 1.3 In December 2023, a revised NPPF was published. Paragraph 230 (Annex 1) sets out transitional arrangements for plan-making. The HDLP reached regulation 19 stage (pre-submission) before 19 March 2024 and so will be examined under the September 2023 version of the NPPF. For this reason, any references to the NPPF in this topic paper should be assumed to be to the September 2023 NPPF<sup>1</sup>.
- 1.4 The Sequential Test draws upon information gathered and detailed within the District Council's Strategic Flood Risk Assessment (SFRA) (2020) and SFRA Update (2024). The tests were carried out in line with the steps outlined in the NPPF and accompanying technical guidance. It follows examples of best practice as highlighted by the Environment Agency.

## 2.0 The Strategic Flood Risk Assessment

- 2.1 The NPPF requires that strategic policies should be informed by a SFRA and should manage flood risk from all sources (paragraph 166). More details regarding the requirements pertaining to the SFRA are set out in the Planning Practice Guidance (PPG)<sup>2</sup> and in guidance issued by the Environment Agency<sup>3</sup>. A Level 1 SFRA was produced in 2020 to support the preparation of the HDLP. In 2024, consultants were commissioned to produce an updated version of the SFRA to reflect changes in planning policy as well as improvements in flood mapping and modelling datasets. This update was intended to support the submission version of the HDLP and assess all sources of flooding in the plan area, both now and in the future as a result of climate change. In addition, it provides guidance for how the Sequential Test should be applied, established in partnership with the Council.
- 2.2 A Level 2 SFRA considers the flood risk aspects of potential allocated sites in more detail. Fundamentally, the Level 2 assessment establishes whether the development in question can be made safe (while also not increasing flood risk elsewhere). In assessing sites as part of the SFRA Update 2024, it is considered that it is appropriate for detailed modelling on the allocated sites to take place at the planning application

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<sup>1</sup>

<https://webarchive.nationalarchives.gov.uk/ukgwa/20230929144819/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>2</sup> <https://www.gov.uk/guidance/flood-risk-and-coastal-change#taking-flood-risk-into-account-in-preparing-plans>

<sup>3</sup> <https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment>

stage. This is because the sites which might require further assessment have relatively small areas within Flood Zones and these have been taken forward in the knowledge that all development would take place in Flood Zone 1 only while delivering the necessary number of homes. The site allocation policy also makes this requirement clear.

### **3.0 Horsham District Local Plan site allocations**

- 3.1 The modified HDLP makes provision for at least 18,712 homes and associated infrastructure within the period 2023-2040. This is made up of 4 new strategic site allocations, the intensification of an existing strategic allocation, 32 non-strategic site allocations, existing commitments (sites that have planning permission) and an allowance for windfall housing growth. The modified HDLP also allocates 4 further sites for employment uses, 1 of which is an extension to an existing site (40 allocations in total).
- 3.2 As part of its evidence base, the Council is obliged to apply the Sequential Test to the whole planning authority area to increase the possibilities of accommodating development away from areas at risk of flooding now and in the future. As part of the preparation of the Local Plan, the Council undertook an assessment of all sites promoted to the Council that had some degree of potential for allocation. The outcomes from this exercise are set out in the Site Assessment Report (SAR – reference HO11 in the Local Plan Examination Library<sup>4</sup>) which clearly identifies to what degree sites meet criteria that reflect NPPF principles. One of these criteria is ‘Flooding / Drainage’, such that for all reasonable alternatives, a high-level assessment was made of flood risk, including consideration of whether any part of the site is affected by Flood Zone 2 or 3. It should be noted that in Part F<sup>5</sup> Appendix 2 of the SAR, there is a list of excluded housing sites located within a protected area or subject to constraint – this includes sites having a significant area affected by Flood Zone 3 thereby compromising those sites’ deliverability.
- 3.3 Flood risk constraints must be considered alongside many other planning issues when identifying suitable areas for development in line with other criteria identified in the NPPF. Therefore, whilst there may be a small number of sites with no flood risk, they may be constrained by other factors (such as being in unsustainable locations or having significant impacts on heritage/transport/landscape/etc) which make them unsuitable for allocation.
- 3.4 Consequently, the site selection process, and hence the site allocation options considered as part of the Local Plan review, involved the incorporation of flood risk considerations from the outset of the process. Nevertheless, there is still a need for this stand-alone Sequential Test report to evidence how development has focused on the locations at the lowest risk of flooding, and to include consideration of non-fluvial sources of flood risk.

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<sup>4</sup> See Site Assessment Report Parts A to F in the Examination Library:

<https://www.horsham.gov.uk/planning/local-plan/local-plan-examination/Examination-Library>

<sup>5</sup> [https://www.horsham.gov.uk/data/assets/pdf\\_file/0006/131739/HDC-Reg-19-Site-Assessment-Report-Part-VI-Appendices-1-and-2-Excluded-Sites-Dec-2023.pdf](https://www.horsham.gov.uk/data/assets/pdf_file/0006/131739/HDC-Reg-19-Site-Assessment-Report-Part-VI-Appendices-1-and-2-Excluded-Sites-Dec-2023.pdf)

## 4.0 The Sequential Test

- 4.1 The NPPF sets out the essential requirements of the Sequential Test in paragraph 162: *“The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding”.*
- 4.2 The objective of the test is not to prevent development of land that has higher risk of flooding but rather to ensure that development safely responds to the identified risk and can be sustainably delivered. The Sequential Test has been applied to all reasonable alternatives as set out in this paper.

### Applying the Sequential Test

- 4.3 The process of application the Sequential Test in the preparation of a Local Plan is illustrated in Figure 1.

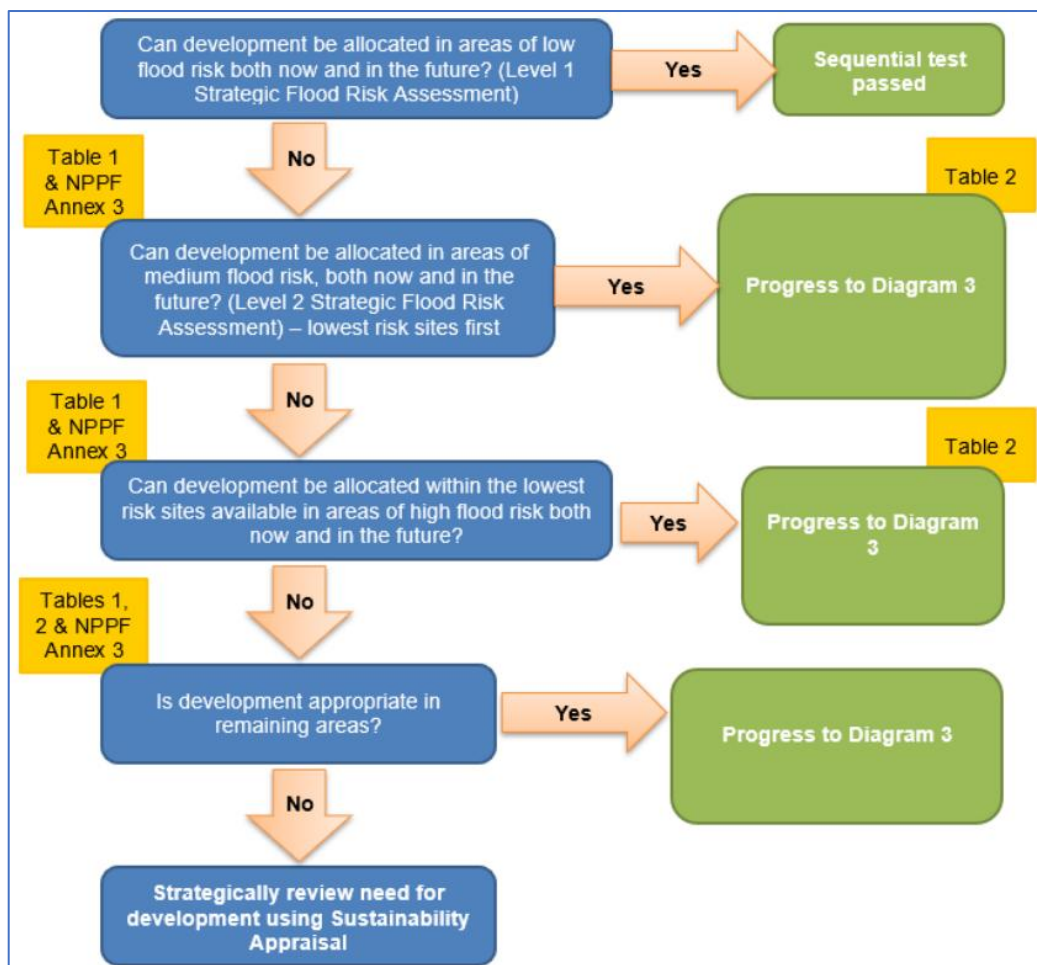


Figure 1 – Application of the Sequential Test for Local Plan Preparation (taken from Diagram 2 of the Planning Practice Guidance: Flood Risk and coastal change)

- 4.4 The 'sequential approach' requires that development can only be located on land identified as high flood risk if there are no reasonably available sites for development in low flood risk, and then medium flood risk. In line with the NPPF, the sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.
- 4.5 In essence, the test seeks to establish sites which are preferable in flood risk terms, i.e. the sites with the lowest risk of flooding. It does this by looking at the mapped extent of flood risk from all sources (incorporating climate change) as detailed in the SFRA Update (2024) Appendix A.
- 4.6 Appendix 1 of the SFRA Sequential Test Update (2026) provides an assessment of potential development sites against the latest flood risk information available, to enable Horsham District Council to apply a sequential, risk-based approach to the location of development. This is based on the following set of criteria:

**Table 1: Summary of ranking criteria applied to sites to assess overall flood risk**

<b>Flood Risk Score</b>	<b>Criteria</b>
1	Over 1% of the site is within Flood Zone 3
2	Over 1% of the site is within Flood Zone 2 and/or the modelled fluvial and tidal flood extent
3	The site is defined as Flood Zone 1 and over 10% intersects an area at high risk of flooding from surface water and/or intersects an area in groundwater Class 1
4	The site is defined as Flood Zone 1 and over 10% intersects an area at medium risk of flooding from surface water and/or intersects an area in groundwater Class 2
5	The site is defined as Flood Zone 1 and over 10% intersects an area at low risk of flooding from surface water and/or intersects an area in groundwater Class 3
6	The site is defined as Flood Zone 1 and is at risk of reservoir flooding in the event of a failure or a breach on a wet or dry day.
7	The site is defined as Flood Zone 1 and is not shown to be susceptible to surface water or groundwater flooding.

- 4.7 The above table summarises how the risk of flooding has been assessed, based on the location or features of the site in question. This considers the following:
- The proportion of the site which sits within either Flood Zone 1, 2 or 3,
  - The proportion of the site which is at risk of 1000 year, 100 year and 30 year risk of flooding from surface water,
  - The proportion of the site at risk of flooding based on GeoSmart groundwater datasets. These are ranked from Class 1 (high risk) through to Class 4 (Negligible risk),
  - The proportion of the site at risk of flooding due to reservoir failure.

- 4.8 Flooding from surface water, groundwater, sewers, reservoirs and other artificial sources is not classified into flood zones. However, as part of the SFRA, information has been collected on flood risk from all sources and this has been referred to in order to ensure that development is directed to areas with a lower probability of flooding. For consistency, modelling may show an area at risk of surface water flooding with an annual probability of between 1% - 3.3% (Medium to High Risk) and this has been treated, in the absence of evidence to the contrary, as an area of High Risk of surface water flooding.
- 4.9 Surface water mapping does not strictly describe the same conceptual risk zone as is defined for river and sea flooding (even though it is notionally associated with the same probability) as the mapping is based on different assumptions. However, it does create a product that can accommodate sequential testing, as it can facilitate strategic decisions that direct development to land in a “low risk of surface water flooding zone”. It is not anticipated that the Sequential Test for surface water would necessarily require the consideration of alternative sites at lower risk, as the widespread and dendritic nature of surface water flood risk is conceptually very different to river and sea flood risk. The assessment has taken into account both the location of the risk within the site and association of the area at risk with the flow path.

## Findings and conclusions

- 4.10 The SAR identified 40 sites suitable for allocation and 93 alternative sites (‘rejected sites’) which may be available for development but were not recommended for allocation. The SFRA Sequential Test Update 2026 ranks each of these sites from 1 to 7, reflective of the flood risk level (with ‘1’ being, in technical terms, the most at-risk of flooding from one or more source, and ‘7’ being least at-risk of flooding). This provides technical metrics to indicate sites with the lowest and highest flood risk and is predicated on the degree of site coverage (as shown in technical modelling) related to any flood risk.
- 4.11 The Sequential Test has been applied to the 40 proposed site allocations within the modified Regulation 19 Horsham District Local Plan. The findings are set out in Appendix 1 and the conclusions summarised below:
- 18 sites are wholly located in low flood risk areas throughout the lifetime of the development and are therefore deemed suitable for development including residential use.
  - 3 sites are affected by one of more of flood zones 2, 3a or 3b and will need to be considered further as part of the Exception Test process.
  - 16 sites are exclusively affected by surface water flooding and will need to be considered further as part of the Exception Test process.
  - 8 sites intersect an area in groundwater Class 1 2 or 3 and will need to be considered further as part of the Exception Test process.
- 4.12 Appendix 2 of this paper sets out the findings in relation to the sequential preferability of the reasonable alternatives in relation to flood risk.
- 4.13 Of the 40 Local Plan allocation sites, 35 are sequentially preferable on the basis of the current or future risk of flooding. Where those sites do have some risk of flooding, it will

be a requirement for the site to be developed in a manner which accords with national policy requirements and proposed policies in the Local Plan (particularly Strategic Policy 10) relating to flooding. This has also been covered in site specific allocation policies, where appropriate.

4.14 Five of the proposed site allocations (listed here), which were identified in the sequential test as requiring further assessment, have broader parts of their area at risk of flooding (greater than 1% within Flood Zones 1 or 2 and future fluvial or tidal flooding) and on this basis reasonable alternatives to these have been assessed (see Appendix 2):

- HNF3 - Land East of Henfield
- HOR1 – Land at Hornbrook Farm, Brighton Road, Horsham
- HA2 – Land West of Ifield, Rusper
- STO1 - Land South of Northlands Lane, Storrington
- STO5 – Land at Bax Close, Storrington

4.15 However, the Council considers that, given the sustainability of their location, the sites should still be considered acceptable in Sequential Test terms if there are no other sustainable sites which are reasonably available.

4.16 This interpretation is considered to accord with the NPPF paragraph 163 which states: *“if it is not possible for development to be located in areas with lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied.”*

4.17 The Council has undertaken extensive work via the Sustainability Appraisal and throughout the Plan’s preparation to identify what it considers to be the most appropriate development strategy in sustainability terms. This builds on the HDLP Strategic Policy 2: Development Hierarchy and is reflected in the site allocations. The SAR provides an assessment of the sites’ sustainability against economic, social and environmental criteria as expected by NPPF. All sites were also appraised in the Council’s Sustainability Appraisal against a number of sustainability objectives, which included flooding. The LUC Sustainability Appraisal (July 2021), and the Sustainability Appraisal Updates (December 2023 and June 2026) contain the detail of these appraisals (SD03a-d in the Local Plan examination library).

4.18 As part of the Sequential Test process, a number of reasonable alternatives to HNF3, HOR1, HA2, STO1 and STO5 have been subject to further assessment to consider whether sites in comparable locations or, in the case of the strategic sites HA2 and HA3, whether sites of a similar scale, would be preferable. This is set out in more detail in Appendix 2 and an overview of the site selection rationale is given in paragraphs **Error! Reference source not found.** to 4.22 below.

4.19 **HNF3: Land East of Henfield** is adjacent to **Henfield** a Small Town / Larger Village according to the development hierarchy, with a good range of services and facilities, community networks and employment. Similar categories of settlements, in the southern part of the district are **Steyning, Storrington and Sullington, Upper Beeding and Bramber**

- 4.20 **HOR1: Land at Hornbrook Farm** is adjacent to **Horsham**, the main settlement in the District and, consequently, there are no more sustainable settlements to consider according to the settlement hierarchy and reasonable alternatives in Horsham town have been considered.
- 4.21 **HA2: Land West of Ifield** is located adjacent to Crawley Borough, in the north east of Horsham District. Although residents are likely to rely on Crawley town for most of their needs, there are good transport links to Horsham town, which is also relatively close and is the main settlement in the District. Given the scale of the site, **other strategic sites** have been considered as reasonable alternative alongside development in **Horsham** town
- 4.22 **ST01 – Land South of Northlands Lane** is located in **Storrington**, a Medium Village in the development hierarchy with a moderate level of services which meet day to day needs but require larger settlements to meet a number of their requirements. Similar categories of settlements, in the Southern part of the District are **Steyning, Upper Beeding, Bramber** and **Henfield**.
- 4.23 **ST05 – Land at Bax Close** is located in **Storrington**, a Medium Village in the development hierarchy with a moderate level of services which meet day to day needs but require larger settlements to meet a number of their requirements. Similar categories of settlements, in the Southern part of the District are **Steyning, Upper Beeding, Bramber** and **Henfield**.
- 4.24 It is essential to consider the implications that allocation of reasonable alternatives assessed as part of the Sequential Test would have on housing distribution and the spatial strategy, given the constraints of the District, the infrastructure requirements necessary to deliver the scale of development to be delivered during the Plan period and other considerations such as housing market needs and wider deliverability. The Council has, therefore, exercised professional judgement, on the basis of the objectives of the Plan, to ensure the most sustainable combination of sites is allocated. On this basis, none of the reasonable alternatives have been assessed as being more suitable than the 5 outlined in para 4.14 above.
- 4.25 The table below identifies allocation sites which have passed the sequential test. These pass the test because the flood risk vulnerability of the proposed use is appropriate for the Flood Zone. The sites ranked 5, 6 and 7 have less than 1% of their total area within Flood Zone 2 or 3 (in the great majority of cases it is zero) and contain no land with more than a low risk of surface water flooding. In the few cases where there are areas of Flood Zone 2 or 3 on the site, the sequential approach will be required as part of the site design process to avoid any inappropriate development in those areas.

**Table 2 – Allocation sites which pass the sequential test**

Site Ref	Site Address	Number of homes	SFRA Ranking	Sequential Test Outcome
HNF2	Land north of Furners Lane, Henfield	191	7	Pass
BGR1	Land South of Smugglers Lane, Barns Green	50	4	Pass

Site Ref	Site Address	Number of homes	SFRA Ranking	Sequential Test Outcome
WCH1	Land at Hatches Estate, West Chiltington	20	5	Pass
WRN1	Land South of Bell Road, Warnham	20	7	Pass
ASN2	Northern Cluster - Ashington Glebe Land	450	5	Pass
KV1	West of Kilnwood Vale	350	5	Pass
HNF1	Land at Sandgate Nurseries, Henfield	55	7	Pass
BGR4	Land rear of Two Mile Ash Road Barns Green	10	4	Pass
CW3	Land East of Cowfold	100	7	Pass
STO2	Land at Rock Road, Storrington	55	7	Pass
PGR3	Land at Dunstans Farm, Shermanbury	120	7	Pass
RD3	Land to the West of Church Street, Rudgwick	15	5	Pass
SMD2	Highdown Nurseries, Shoreham Road, Small Dole	10	7	Pass
BGR2	Land South of Muntham Drive, Barns Green	25	5	Pass
BGR3	Land at the Old School Site, Itchingfield	20	5	Pass
SMD1	Land West of Shoreham Road, Henfield	40	7	Pass
PLB1	Land at Highfields, Pulborough	25	4	Pass
HOR2	Land at Mercer Road, Horsham	300	5	Pass
RD1	Land North of Guildford Road, Bucks Green	60	7	Pass
LWB2	Land at Trinity Cottage, Lower Beeding	7	7	Pass
STO4	Land off Fryern Road, Storrington	50	7	Pass
LWB4	Land at Cedar Cottage, Lower Beeding	20	7	Pass

Site Ref	Site Address	Number of homes	SFRA Ranking	Sequential Test Outcome
BL1	Land at Old Reservoir Farm Billingshurst	80	7	Pass
SW1	Land South of Hogs Wood, Southwater	100	4	Pass
LWB4	Land at Sandygate, Lower Beeding	8	7	Pass
ASN1	Land East of Moudsell Close, Ashington	75	7	Pass
LWB3	Land At Cyder Farm, Crabtree, Lower Beeding	6	5	Pass
HOR3	Land South of New House Farm, Horsham	120	7	Pass

4.26 There are 5 sites being allocated which, following the application of the Sequential Test, require an Exception Test. They are shown in Table 3.

**Table 3 – Allocation sites which require an Exception Test**

Site Ref	Site Address	Number of homes	SFRA Ranking	Sequential Test Outcome
HNF3	Land East of Henfield	450	1	Apply Exception Test
HOR1	Land at Hornbrook Farm, Horsham	100	1	Apply Exception Test
STRATEGIC	Land West of Ifield, Rusper	1600	1	Apply Exception Test
STO3	Land South of Northlands Lane, Storrington	30	3	Apply Exception Test
STO5	Land at Bax Close Storrington	30	3	Apply Exception Test

## 5.0 The Exception Test

### Purpose

5.1 As previously mentioned, the NPPF states that if it is not possible for development to be located in areas with lower risk of flooding (**taking into account wider sustainable development objectives**), the Exception Test may have to be applied. For reasons outlined earlier relating to development strategy development and Sustainability Appraisal, taking into account wider sustainability objectives, the Council has evidenced that it is not possible to accommodate all development needed to meet NPPF and Local Plan objectives on 'preferred' sites under the Sequential Test. Therefore the Exceptions Test is engaged for a small number of sites.

5.2 The NPPF sets out the essential requirements of the Exception Test:

*“163. If it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the exception test may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in Annex 3.*

*164. The application of the exception test should be informed by a strategic or site specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:*

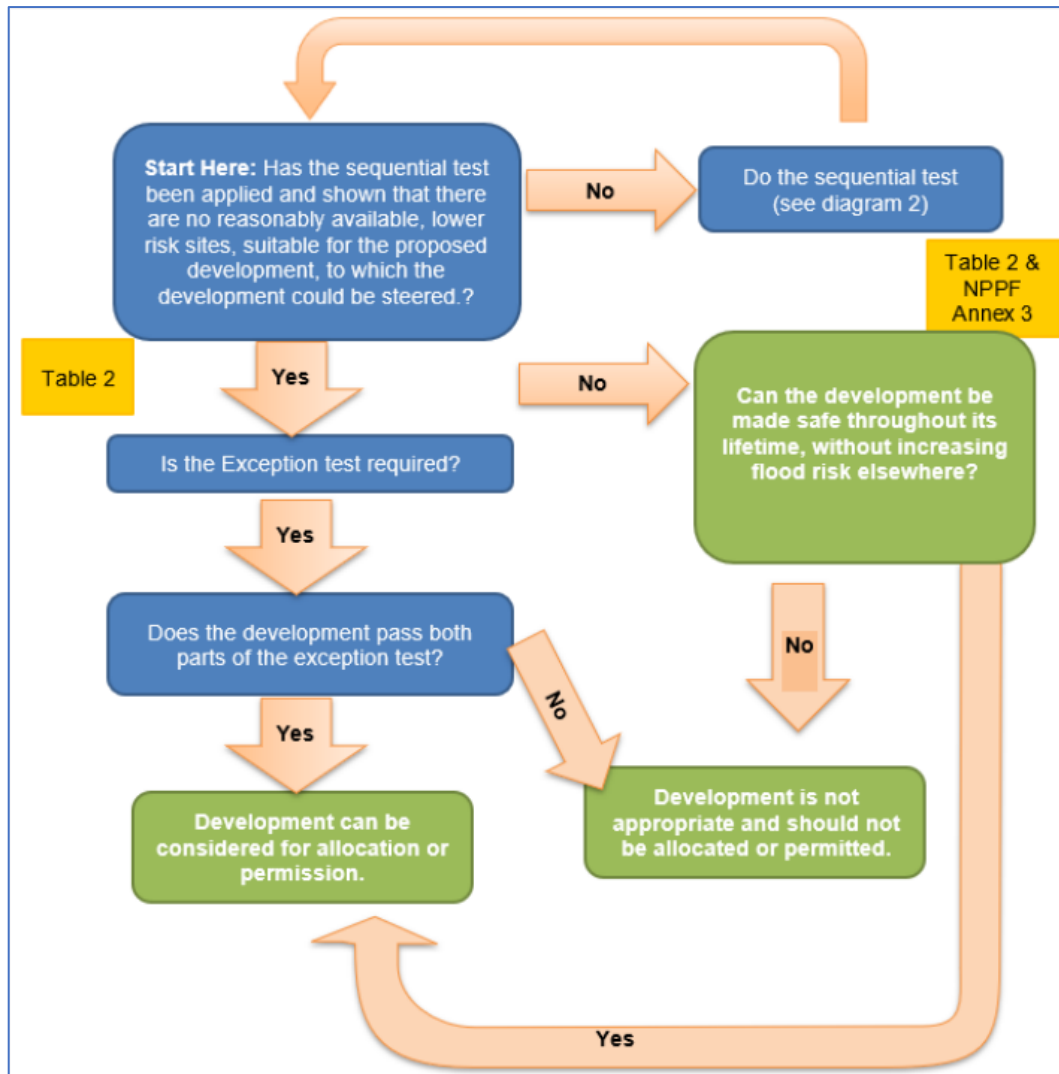
*a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*

*b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

*165. Both elements of the exception test should be satisfied for development to be allocated or permitted”*

### Application

5.3 The process of application the Exception Test in the preparation of a Local Plan is illustrated in Figure 2.



**Figure 2: Application of the Exception Test for Local Plan Preparation (taken from Diagram 3 of the Planning Practice Guidance: Flood Risk and coastal change)**

- 5.4 The Exception Test must follow on from completion of the Sequential Test and both elements of the test need to be passed for the site, or sites, in question to be allocated within the Local Plan.
- 5.5 Furthermore, as referred to in the NPPF, the application of the Exception Test depends upon the level of vulnerability of the proposed land-use. The definition as to what land uses fall within the different designations is set out in Table 2 of the Planning Practice Guidance: Flood Risk and coastal change and is repeated in table 4.

**Table 4: Flood Risk vulnerability and flood zone compatibility taken from Table 2 of the Planning Practice Guidance: Flood Risk and coastal change**

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception test required	✓	✓	✓
Zone 3a	Exception test required	X	Exception test required	✓	✓
Zone 3b functional floodplain	Exception test required	X	X	X	✓

Key: ✓ Development is appropriate  
 X Development should not be permitted

## Findings and conclusions

- 5.6 The Council has directed development to the most sustainable locations, thereby in most cases having low level of flood risk. Nevertheless, of the proposed allocations, 5 sites require further assessment.
- 5.7 For each of these 5 sites, the Council has undertaken an Exception Test. This is set out in Appendix 3. The SFRA Update (2024) (CC04) sets out a range of mitigation measures which will need to be adhered to in future site-specific flood risk assessment along with master-planning, where relevant, and development of the site, and will need to be reflected in HDLP policies.
- 5.8 All 5 proposed allocations have satisfied both requirements of the Exceptions Test, subject to adhering to the mitigation measures outlined which reflect both the site assessments and the overarching or, where appropriate, the site specific Local Plan policies.

Appendix 1: Sequential Test of Allocated Sites

Site Address	Site Name	Area (Ha)	Capacity	Reference	Vulnerability	Dev. Type	Ranking	Proportion of Site within Flood Zone 1 (%)	Proportion of Site within Flood Zone 2 (%)	Proportion of Site within Flood Zone 3a/3b (%)	Proportion of Site within the Modelled Fluvial and Tidal Extents (%)	Recorded Flood Outline within 500m	Distance to Main River (m)	Name of Main River	Distance to Ordinary Watercourse (m)	Proportion of Site within 1000 year RoFSW (%)	Proportion of Site within 100 year RoFSW (%)	Proportion of Site within 30 year RoFSW (%)	Proportion Overlap with Geosmart GW Class 1 - High (%)	Proportion Overlap with Geosmart GW Class 2 - Moderate (%)	Proportion Overlap with Geosmart GW Class 3 - Low (%)	Proportion Overlap with Geosmart GW Class 4 - Negligible (%)	Proportion of Site at risk from Reservoir Failure - Dry day (%)	Proportion of Site at risk from Reservoir Failure - Wet day (%)	Flood Warning Area	Flood Alert Area	
Land East of Henfield	SA693	36.6	450	HNF3	More Vulnerable	Residential	1	75.6	24.4	13.8	0.0		0	Cutlers Brook	0	24.7	18.5	14.0	0.0	0.0	20.1	79.9	0.0	0.0			
Land at Hornbrook Farm, Horsham	SA074	10.4	100	HOR1	More Vulnerable	Residential	1	92.8	1.8	5.4	7.2	HORSHAM RURAL 1960 HORSHAM 1968	425.5	River Arun	0	5.2	2.3	1.1	0.0	0.0	0.0	100.0	0.0	0.0			
Land West of Ifield, Rusper	SA101	171.2	1600	STRATEGIC	More Vulnerable	Residential	1	85.8	3.9	10.3	14.4	Ifield_Dec2013 06MarchSpring1947 06SeptemberAutumn 1968	785.1	Spruce Hill Brook	0	31.5	18.8	14.8	0.0	0.0	7.4	92.5	7.2	20.4	6.74551	14.4154	
Land South of Northlands Lane, Storrington	SA732	6.2	30	STO3	More Vulnerable	Residential	3	100.0	0.0	0.0	0.0	STORRINGTON 1981	673.2	River Stor	35	1.2	0.0	0.0	5.0	5.6	16.2	73.2	0.0	0.0		Solent and South Downs	
Land at Bax Close Storrington	SA485	2.3	30	STO5	More Vulnerable	Residential	3	100.0	0.0	0.0	0.0		0	Unnamed Tributary of the River Stor	0	1.6	0.2	0.1	54.6	19.6	15.7	9.7	0.0	0.0			
Land South of Smugglers Lane, Barns Green	SA006	3.3	50	BGR1	More Vulnerable	Residential	4	100.0	0.0	0.0	0.0		3248.0	River Arun	428	34.3	13.2	9.9	0.0	0.0	0.0	100.0	0.0	0.0			
Land at Highfields, Pulborough	SA556	1.2	25	PLB1	More Vulnerable	Residential	4	100.0	0.0	0.0	0.0		827.9	River Arun	828	0.0	0.0	0.0	0.0	0.4	5.2	94.4	0.0	0.0			
Land West of Southwater	SA119n	112.8	950	STRATEGIC	More Vulnerable	Residential	4	100.0	0.0	0.0	0.0		1224.1	River Arun	179	10.9	3.0	1.7	0.0	1.6	0.1	98.3	0.0	0.0			
Land South of Hogs Wood, Southwater	SA725	6.2	100	SW1	More Vulnerable	Residential	4	100.0	0.0	0.0	0.0		0	Unamed tributary to Knepp Mill Pond	0	64	16.5	2.25	0.0	0.0	0.0	100.0	0.0	0.0			
Northern Cluster - Ashington Glebe Land	SA085,SA539, SA520, SA790 and SA524	24.9	450	ASN2	More Vulnerable	Residential	5	100.0	0.0	0.0	0.0		0	Lancing Brook	0	25.9	7.3	2.9	0.0	0.0	0.0	100.0	0.0	0.0			
Land South of Muntham Drive, Barns Green	SA510	1.9	25	BGR2	More Vulnerable	Residential	5	100.0	0.0	0.0	0.0		3129.0	River Arun	440	14.8	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0		
Land at the Old School Site, Itchingfield	SA522	1.7	20	BGR3	More Vulnerable	Residential	5	100.0	0.0	0.0	0.0		1530.4	River Arun	349	27.1	0.5	0.0	0.0	0.0	0.0	100.0	0.0	0.0			
Land South West of Hop Oast Roundabout	SA703	10508.2		EM1	Less Vulnerable	Employment	5	100.0	0.0	0.0	0.0		1690.3	River Arun	752	33.9	9.4	6.0	0.0	0.0	0.0	100.0	0.0	0.0			
Land South of Broomers Hill Park, Pulborough	SA385	27343.3		EM3	Less Vulnerable	Employment	5	100.0	0.0	0.0	0.0		1903.1	River Arun	1632	24.5	6.1	2.6	0.0	0.0	0.0	100.0	0.0	0.0			
Land at Mercer Road, Horsham	SA568	14.3	300	HOR2	More Vulnerable	Residential	5	100.0	0.0	0.0	0.8		30.7	Boldings Brook	32	19.1	8.2	5.1	0.0	0.0	0.0	100.0	0.0	0.0			
West of Kilnwood Vale	SA291	15.7	350	KV1	More Vulnerable	Residential	5	100.0	0.0	0.0	0.0		0	Bewbush Brook	0	24.8	9.2	5.9	0.0	0.0	0.0	100.0	0.0	0.0			
Land At Cyder Farm, Crabtree, Lower Beeding	SA892	0.1	6	LWB3	More Vulnerable	Residential	5	100.0	0.0	0.0	0.0		3867.2	Cowfold Stream	361	10.1	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0		
Land to the West of Church Street, Rudgwick	SA442	2.2	15	RD3	More Vulnerable	Residential	5	100.0	0.0	0.0	0.0		0	Unamed Drain	0	22.8	8	5.6	0.0	0.0	0.0	100.0	0.0	0.0			
Land at Advesane (Kingswood)	SA597	47.1	1500	STRATEGIC	More Vulnerable	Residential	5	100.0	0.0	0.0	0.0		2119.5	River Arun	0	13.1	6.6	4.6	0.0	0.0	0.0	100.0	0.0	0.0			
Land at Hatches Estate, West Chiltington	SA066	0.9	20	WCH1	More Vulnerable	Residential	5	100.0	0.0	0.0	0.0		1653.3	Unamed Tributary of the River Chilt	1245	12.4	0.9	0.1	0.0	0.0	0.0	100.0	0.0	0.0			
Land East of Moudsell Close, Ashington	SA866	2.2	75	ASN1	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		3309.5	Unamed Tributary of the River Chilt	192	2.2	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0			
Land at Old Reservoir Farm Billingshurst	SA698 & SA606	4.9	80	BL1	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		600	River Adur	600	4.8	2.1	1.3	0.0	0.0	0.0	100.0	0.0	0.0			
Land East of Cowfold	SA366	7.4	100	CW3	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		184	Cowfold Stream	184	5	0.9	0	0.0	0.0	0.0	100.0	0.0	0.0			
Graylands Estate West, Langhurstwood Road, Horsham	SA363w	40009.9		EM2	Less Vulnerable	Employment	7	100.0	0.0	0.0	0.0		479.1	Boldings Brook	479	0.2	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0			
Land South of Star Road, Partridge Green	SA063	37782.3		EM4	Less Vulnerable	Employment	7	99.9	0.1	0.0	6.5		995.1	Western Adur	603	2.2	0.2	0.1	0.0	0.0	0.0	100.0	0.0	0.0	Solent and South Downs		
Land at Sandgate Nurseries, Henfield	SA317	3.8	55	HNF1	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0	HENFIELD 1974	1065.1	Eastern Adur	158	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0			
Land north of Furners Lane, Henfield	SA005	8.7	191	HNF2	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		458.6	Cutlers Brook	458.6	2.2	0.7	0.3	0.0	0.0	0.0	100.0	0.0	0.0			
Land South of New House Farm, Horsham	SA906	4.9	120	HOR3	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		618	Channels Brook	618	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0			
Land at Trinity Cottage, Lower Beeding	SA584	0.5	7	LWB2	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		3071.8	River Arun	915	0.9	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0			
Land at Cedar Cottage, Lower Beeding	SA657	1.1	20	LWB4	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		128	Unamed Tributary of Leechpond Gill	128	0.0	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0			
Land at Sandygate, Lower Beeding	SA729	0.5	8	LWB4	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		215	Unamed Tributary of Leechpond Gill	215	0	0	0	0.0	0.0	0.0	100.0	0.0	0.0			
Land at Dunstons Farm, Shermanbury	SA433	7.1	120	PGR3	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0	WEST GRINSTEAD 1981	1491.0	Eastern Adur	974	3.9	0.2	0.2	0.0	0.0	0.0	100.0	0.0	0.0			
Land North of Guildford Road, Bucks Green	SA574	5.0	60	RD1	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		293.6	River Arun	93	2.6	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0			
Land West of Shoreham Road, Henfield	SA538	5.4	40	SMD1	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0	Upper Beeding 1975	512.1	Woodsmill Stream	513	5.3	1.9	1.3	0.0	0.0	0.0	100.0	0.0	0.0			
Highdown Nurseries, Shoreham Road, Small Dole	SA505	0.6	10	SMD2	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		338	Woods Mill Stream	338	6.1	0	0	0.0	0.0	0.0	100.0	0.0	0.0			
Land at Rock Road, Storrington	SA384	3.6	55	STO2	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		1428.8	River Stor	180	1.7	0.0	0.0	0.0	0.0	0.0	100.0	0.0	0.0			
Land off Fryern Road, Storrington	SA639	9.3	50	STO4	More Vulnerable	Residential	7	99.5	0.5	0.5	0.0		42.8	River Stor	42.8	4.5	0.6	0.2	0.0	0.0	0.0	100.0	0.0	0.0			
Land East of Billingshurst with school and Land at Rosier Park	SA118 & SA757	70.9	805	STRATEGIC	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0	BILLINGSBURST 1981 BILLINGSBURST 1976 BILLINGSBURST 1993	171.4	Par Brook	625	7.6	2.8	1.7	0.0	0.0	0.0	100.0	0.0	0.0			
Land South of Bell Road, Warnham	SA071	1.4	20	WRN1	More Vulnerable	Residential	7	100.0	0.0	0.0	0.0		407.6	Boldings Brook	411	2.0	0.8	0.4	0.0	0.0	0.0	100.0	0.0	0.0			



Appendix 2b: Assessment of Reasonable Alternatives

Site Address	Site Name	Area (Ha)	Ranking	Proportion of Site within Flood Zone 1 (%)	HNF3	HOR1	HA2	HA3	STO3	STO5	Reasonable Alternative for	Reason for rejection
Land East of Henfield	SA693	36.6	1	75.6	Y						n/a	Assess alternatives
Land at Hornbrook Farm, Horsham	SA074	10.4	1	92.8		Y					n/a	Assess alternatives
Land West of Ifield, Rusper	SA101	171.2	1	85.8			Y				n/a	Assess alternatives
Land at Advesane (Kingswood)	SA597	47.1	5	100.0				Y			n/a	Assess alternatives
Land South of Northlands Lane, Storrington	SA732	6.2	3	100.0					Y		n/a	Assess alternatives
Land at Bax Close Storrington	SA485	2.3	3	100.0						Y	n/a	Assess alternatives
Land at Heath Barn, Washington	SA333	2.4	1	83.6%					STO3	STO5	STO5	The site is not in easy or safe walking distance of the main services and facilities and is likely to encourage vehicle use through narrow private lanes. Development in this area would negatively affecting the distinct tranquillity and rural character. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric.
Land at Kingsfold, Warnham	SA459	158.0	1	92.6%			HA2	HA3			HA2	In terms of flood risk the site is ranked less favourably (1) than land at Adversane (5). There a combination of negative factors, including landscape impacts and lack of certainty as to the nature, deliverability and viability of the scheme. The site is detached from any existing established settlement, and would be a village-size settlement with more limited opportunity for self-containment. It scores less well in the Sustainability Appraisal than settlement extension sites, reflecting the high level of challenge there would be in achieving sustainable travel habits and access to facilities, particularly in the early phases of development.
Land at Wealdcross (Buck Barn)	SA716	209.0	1	91.9%			HA2	HA3			HA3	In terms of flood risk the site is ranked less favourably (1) than land at Adversane (5). The site is detached from any existing established settlement, and would be a village-size settlement with more limited opportunity for self-containment. It scores less well in the Sustainability Appraisal than settlement extension sites, reflecting the high level of challenge there would be in achieving sustainable travel habits and access to facilities, particularly in the early phases of development.
Land West of London Road, Henfield	SA894	4.1	1	38.4%	HNF3						HNF3	The principle of development would not be accepted given the detachment from the existing settlement edge appearing as isolated and sporadic development. The cumulative impact of implementing Land West of London Road alongside the sites within the made neighbourhood plan and the emerging local plan would put considerable stress on local infrastructure; impact on the wider open countryside as development extends to the north of the village; the local road network especially on the High Street and impacts on the social and environmental fabric of the village.

Site Address	Site Name	Area (Ha)	Ranking	Proportion of Site within Flood Zone 1 (%)	HNF3	HOR1	HA2	HA3	STO3	STO5	Reasonable Alternative for	Reason for rejection				
Land South of Highfield, Codmore Hill	SA767	1.8	4	100.0%				HA3			HA3	Development would represent an incursion into the countryside beyond established physical boundaries, would significantly alter the settlement pattern, would lack integration with the existing settlement, and would have a considerable negative impact on the landscape				
Land East of Puborough	SA887	5.1	4	100.0%				HA3			HA3	Development would significantly affect negatively on the landscape character and on the setting of the national park which is located to the south of the site. Furthermore, the development of the site would reduce the visual separation between Pulborough and Marehill contributing to the coalescence of the two settlements.				
Land north of Forest Road Horsham	SA088	0.9	7	100.0%				HOR1			HOR1	The site lies entirely within the High Weald National Landscape.				
Land at Christ's Hospital, The Warren	SA129	4.9	7	100.0%				HOR1			HOR1	It is not considered that there is potential on site for a substantial new housing scheme given the potential impacts on the trees on site. The overall impact of such a scheme on Christ's Hospital, which is classified as a 'smaller village' with limited local services (lacks local education, health, leisure, recreation and community facilities) would be an unsustainable level of growth.				
Land adjacent to Clay Lane, Storrington	SA486	6.4	7	100.0%									STO3	STO5	STO5	Issues concerning visual encroachment into open countryside in this sensitive location and the wider landscape, and the impact on the setting of the National Park, are considered to be prohibitive for this site to come forward for development – which would be significant in scale. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered unsustainable in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.
Land at Longbury Hill	SA497	10.0	7	100.0%									STO3	STO5	STO3	The site is adjoining the built-up area boundary of Storrington, but is not an easy or attractive walk to the main services and facilities in the centre of the village and is likely to encourage vehicle use through narrow private lanes. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.
Land to the rear of Fairlands	SA499	4.7	7	100.0%									STO3	STO5	STO3	he site does not relate well to the existing built form of either Storrington or Thakeham and would impact on the rural character and visually encroach into the wider countryside in this location. The collective impact of allocating this site given issues concerning landscape in particular and all the sites under consideration in and adjoining Storrington would be considered inappropriate in terms of the cumulative burden on local infrastructure, local air quality and impacts on the social and environmental fabric of the village.
Land at Hilland Farm, Billingshurst	SA565	10.4	7	100.0%									HA3			HA3

Site Address	Site Name	Area (Ha)	Ranking	Proportion of Site within Flood Zone 1 (%)	HNF3	HOR1	HA2	HA3	STO3	STO5	Reasonable Alternative for	Reason for rejection
Land South of Hilliers Garden Centre	SA570	4.7	7	100.0%	HOR1						HOR1	The site does not relate well with the existing settlement pattern, as it would be separated from the built form of the town, and access would be required through the garden centre or other commercial uses.
Land at Stretham Farm, Small Dole	SA571	1.2	7	100.0%	HNF3						HNF3	Development in this location would inappropriately extend urbanised form beyond the edge of the settlement encroaching into the open countryside and impacting negatively on the rural character of the area. Development in this location would contribute to ribbon development along New Hall Lane which is also a private road
Land South of Chanctonbury View, Henfield	SA665	2.1	7	100.0%	HNF3						HNF3	Development at this edge of village location would further urbanised the rural character with views into the open countryside. Significant issues associated with landscape and heritage would discount this site coming forward as a housing allocation including visual encroachment into the wider open countryside to the south.
Land north of Mannings Health	SA788	9.0	7	100.0%							HOR1	HOR1

## Appendix 3 – Exception Tests

### HNF3 Land East of Henfield

Risk ranking	Vulnerability	Flood zones
1	More vulnerable	1, 2, 3

An Exception Test is required for 'more vulnerable' development, including residential development, 'essential infrastructure' and 'highly vulnerable' development. To demonstrate the Exception Test can be passed (where applicable), it will be necessary to provide evidence that the development can provide sustainability benefits which outweigh the risk of flooding and produce a Flood Risk Assessment which demonstrates that the users of the development will be safe for their lifetime, taking into account the vulnerability of the users without making flood risk worse elsewhere, and reducing flood risk offsite where possible.

#### **Assessment against NPPF paragraph 169:**

##### **a) the development would provide wider sustainability benefits to the community that outweigh the flood risk.**

The delivery of the site will significantly increase the supply of housing, including specialist accommodation in the district, thereby contribution to the housing requirement and addressing the housing need which has been identified in the District Plan to 2040.

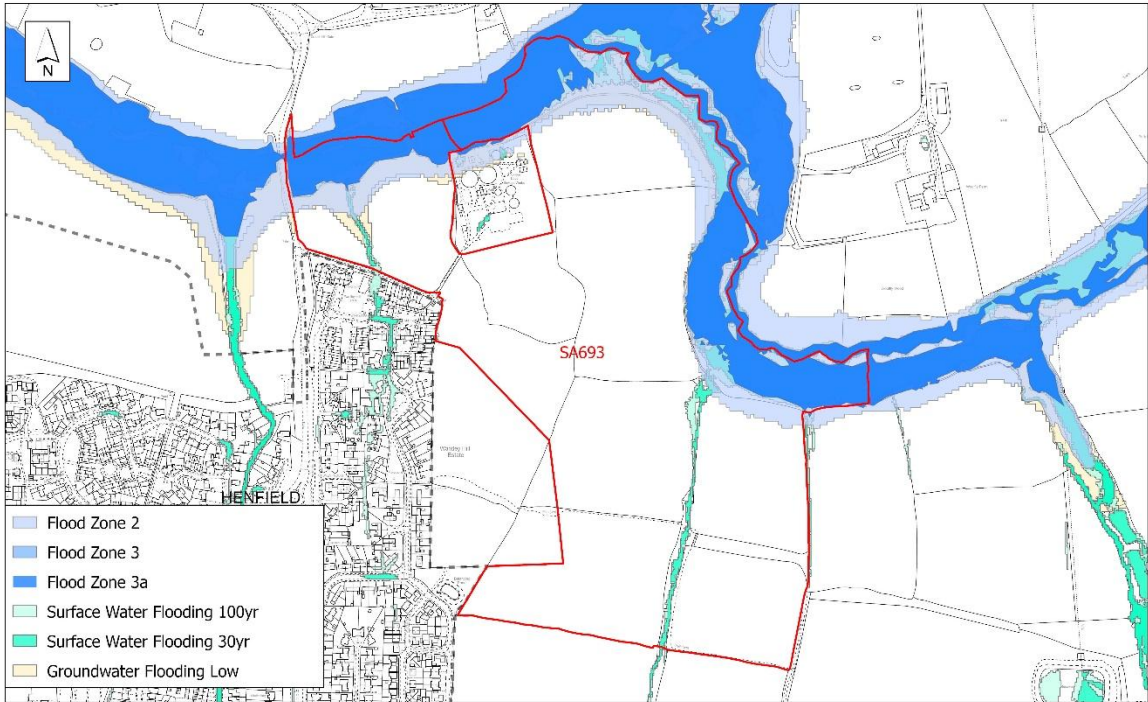
The proposal is for an urban extension to Henfield, which is defined large village/small town in the Local Plan hierarchy . The site would deliver a substantial number of affordable homes to help meet local need.

On this basis, the site's sustainability is considered to outweigh the flood risk, particularly given that the areas of the site in Flood Zones 2 and 3 could be excluded from development.

##### **b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.**

The majority of the site lies within Flood Zone 1, however small areas on the northern and eastern edge of the site which, overall, is considered to have less development potential than the east of the site, is within Flood Zones 2 and 3.

As part of the site is located in Flood Zone 3, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. The assessment will also need to account for the risk of flooding from surface water. Development in flow paths should be avoided. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface water flooding on site. No development should be located in Future Flood Zone 3b unless a reduced Flood Zone 3b extent can otherwise be demonstrated through modelling.



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<b>Local Plan Review 2026 Flood Risk from All Sources</b>			
Reference No:	Date: 09 June 2020	Scale: 1:1 123 at A3	
Drawing No:	Drawn: Mark Daly	Checked:	Revisions:

## **HOR1 – Land at Hornbrook Farm, Horsham**

<b>Risk ranking</b>	<b>Vulnerability</b>	<b>Flood zones</b>
1	More vulnerable	1, 2, 3

An Exception Test is required for 'more vulnerable' development, including residential development, 'essential infrastructure' and 'highly vulnerable' development. To demonstrate the Exception Test can be passed (where applicable), it will be necessary to provide evidence that the development can provide sustainability benefits which outweigh the risk of flooding and to produce a Flood Risk Assessment which demonstrates the users of the development will be safe for their lifetime, taking into account the vulnerability of the users without making flood risk worse elsewhere, and reducing flood risk offsite where possible.

### **Assessment against NPPF paragraph 169:**

#### **a) the development would provide wider sustainability benefits to the community that outweigh the flood risk.**

The delivery of the site will increase the supply of housing in the district, thereby contribution to the housing requirement and addressing the housing need which has been identified in the District Plan to 2040.

The proposal is for an urban extension residential scheme adjacent to Horsham, the main town in the District and the most sustainable settlement in the District, providing access to services, facilities and employment as well as public transport links. Development will also provide a proportion of affordable housing.

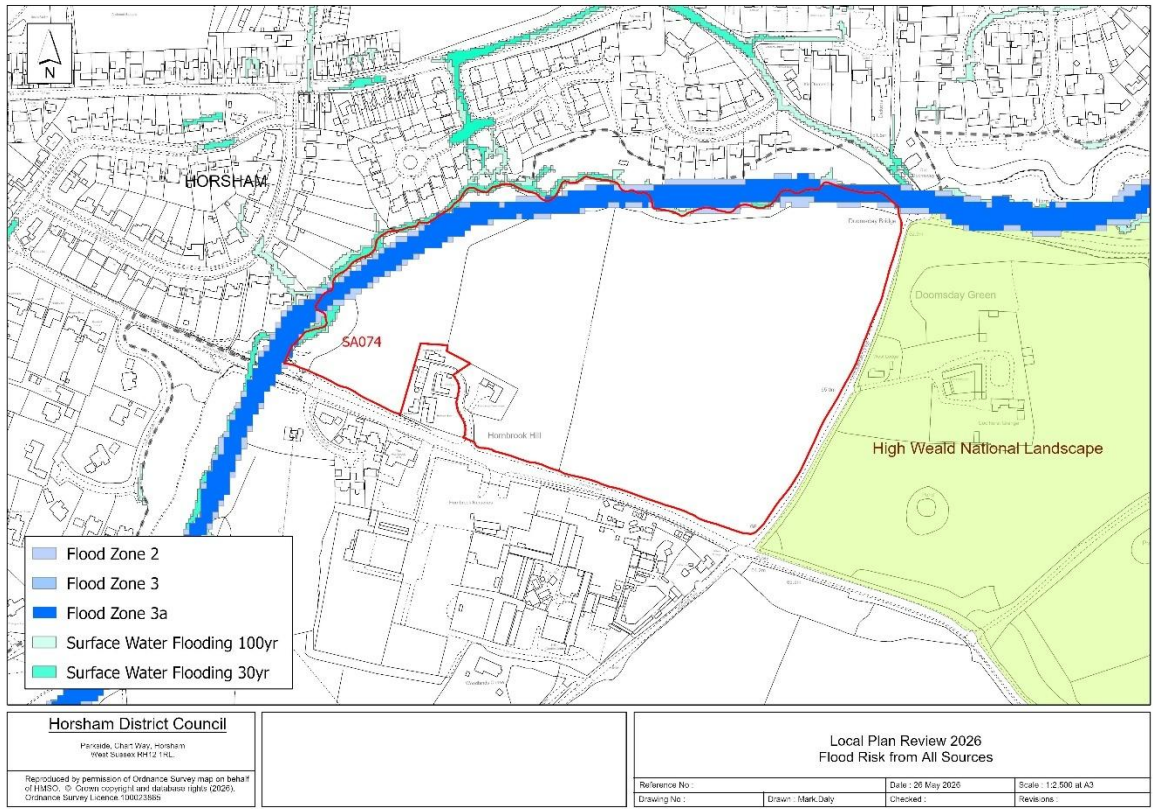
Whilst it is recognised that consideration will need to be given to the landscape and heritage setting of the site to ensure site layout and capacity takes consideration of the site's context, the proposal also seeks to improve recreational amenity through the extension of Riverside Walk.

On this basis, the site's sustainability is considered to outweigh the flood risk, particularly given that the areas of the site in flood zones 2 and 3 can be excluded from the built development envelope.

#### **b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.**

The majority of the site lies within Flood Zone 1, however a small area alongside the Hornbrook Stream is within Flood Zones 2 and 3. As part of the site is located in Flood Zone 3, it will be necessary to assess the development under design flood conditions and provide appropriate mitigation in accordance with the guidance set out in the SFRA and the advice of the EA. The assessment will also need to account for the risk of flooding from surface water. Development in flow paths should be avoided. A surface water drainage strategy should be provided which utilises Sustainable Drainage Systems to reduce the rate of discharge to greenfield runoff rates in accordance with the guidance set out in the SFRA and advice of the LLFA (WSCC). The drainage strategy should address any isolated patches of surface

water flooding on site. No development should be located in Future Flood Zone 3b unless a reduced Flood Zone 3b extent can otherwise be demonstrated through modelling.



## **HA2 Land West of Ifield, Rusper**

<b>Risk ranking</b>	<b>Vulnerability</b>	<b>Flood zones</b>
1	More vulnerable	1, 2, 3

An Exception Test is required for 'more vulnerable' development, including residential development, 'essential infrastructure' and 'highly vulnerable' development. To demonstrate the Exception Test can be passed (where applicable), it will be necessary to provide evidence that the development can provide sustainability benefits which outweigh the risk of flooding and produce a Flood Risk Assessment which demonstrates that the users of the development will be safe for their lifetime, taking into account the vulnerability of the users without making flood risk worse elsewhere, and reducing flood risk offsite where possible.

### **Assessment against NPPF paragraph 169:**

#### **a) the development would provide wider sustainability benefits to the community that outweigh the flood risk.**

The delivery of the site will significantly increase the supply of housing, including specialist accommodation in the district, thereby contribution to the housing requirement and addressing the housing need which has been identified in the District Plan to 2040.

The proposal is for a large-scale urban extension to Crawley, but within the Horsham District boundary meaning it is in close proximity to a main population and employment centre. The site would deliver a substantial number of affordable homes to help meet local need.

The development is likely to deliver a range of facilities through the creation of a neighbourhood community, with evidence to demonstrate that a multi-modal access to the site can be delivered, as well as a community and education hub with sites for both primary and secondary schools, green infrastructure, active travel links and a priority bus route to establish access to existing public transport networks and encourage public transport use.

#### **b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.**

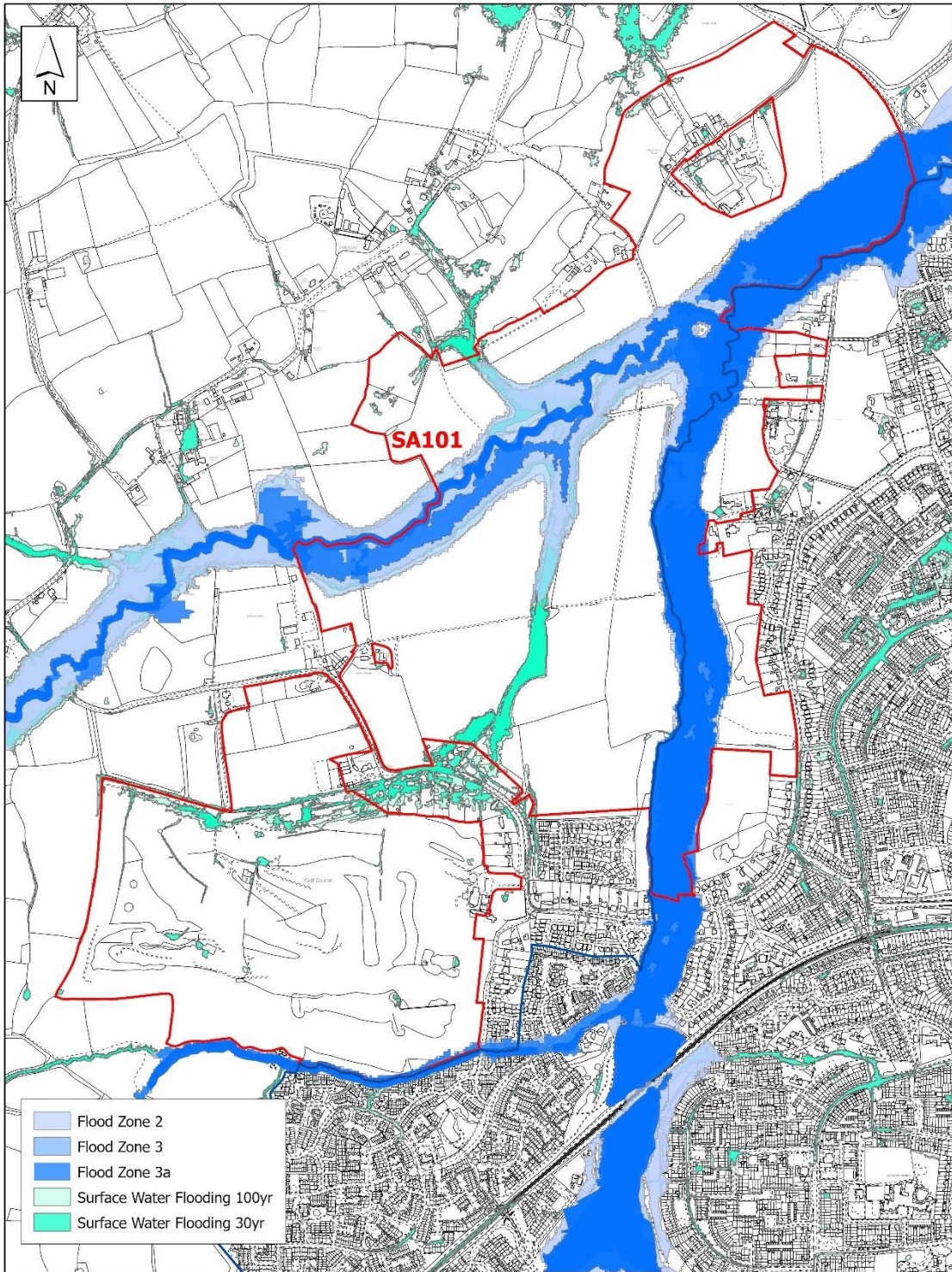
The majority of the site lies within Flood Zone 1, however there are parcels within Flood Zones 2 and 3, particularly along the River Mole Corridor and its tributaries, including Ifield Brook. The scale of the site means that the emerging masterplan can respond to this and not include development on any area of land classified as Flood Zone 2 or 3.

The potential for impacts on the River Mole and its tributaries are recognised, therefore development should be supported by hydraulic modelling of the Upper River Mole, which will require liaison with the Environment Agency. A Flood Risk Assessment should also be undertaken for the site to inform further master planning for the site, which should be informed by any site-specific recommendations proposed in the SFRA Update (2024) (CC04).

The landscape is relatively flat and has heavy clay soils across most of the site which has the potential for drainage impacts, and the presence/risk of surface water flooding is noted. It is proposed that mitigation should be delivered through sustainable drainage systems

(SuDs) appropriate for the site conditions.

Given that the emerging masterplan limits development to Flood Zone 1, and on the basis of good prospect of a comprehensive SuDs strategy being implemented, it is concluded that the development can be considered for allocation.



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<b>Local Plan Review 2026</b>			
<b>Flood Risk from All Sources</b>			
Reference No :	Date : 08 June 2026	Scale : 1:8,000 at A3	
Drawing No :	Drawn : Mark Daly	Checked :	Revisions :

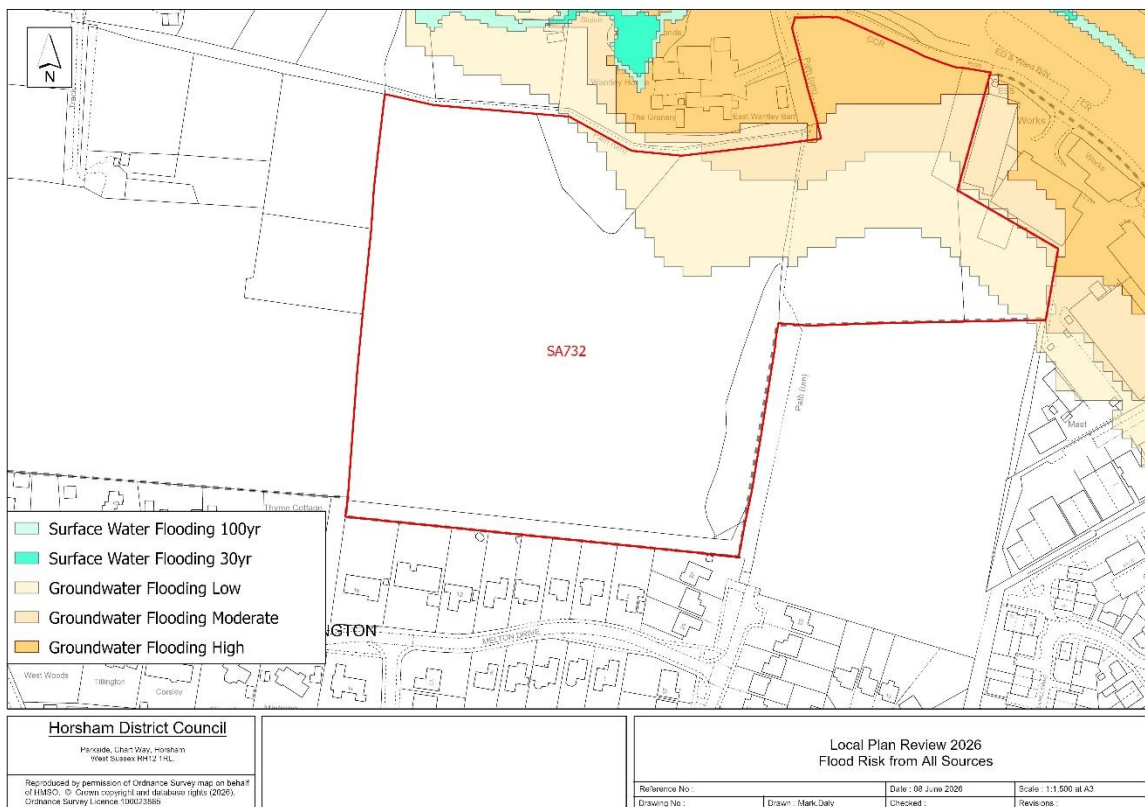
## STO3 Land South of Northlands Lane Storrington

Risk ranking	Vulnerability	Flood zones
3	More vulnerable	1

An Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance: Flood Risk and Coastal Change.

### Can development be made throughout its lifetime without increasing flood risk elsewhere?

The site's risk level reflects that there is a risk of groundwater flooding on 26.8% of the site as assessed as part of the Sequential Test. A Flood Risk Assessment should be provided as part of any application to demonstrate what measures will be taken to address this and ensure that development, directed away from these areas, will not increase flood risk off-site.



## STO5 Land at Bax Close Storrington

Risk ranking	Vulnerability	Flood zones
3	More vulnerable	1

An Exception Test is not required in accordance with Table 2 of the Planning Practice Guidance: Flood Risk and Coastal Change.

### Can development be made throughout its lifetime without increasing flood risk elsewhere?

The site's risk level reflects that there is a risk of groundwater flooding on 90.3% of the site as assessed as part of the Sequential Test. A Flood Risk Assessment should be provided as part of any application to demonstrate what measures will be taken to address this and ensure that development, directed away from the higher risk areas, will not increase flood risk off-site.

