

Sequential and Exceptions Flood Risk Test for the District Plan 2021- 2039

August 2024

Introduction

This Sequential Test relates to the allocations for new development in Mid Sussex within the pre-submission District Plan 2021-2039.

This is a procedure document to help inform the preparation of the plan. 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.

The Sequential Test draws upon information gathered and detailed within the District Council's Strategic Flood Risk Assessment (SFRA) (2024). The tests were carried out in line with the steps outlined in the National Planning Policy Framework (NPPF) and accompanying technical guidance, and follows examples of best practice as highlighted by the Environment Agency. The sequential approach is explained in section 4 of the Strategic Flood Risk Assessment¹.

The Strategic Flood Risk Assessment

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 Guidance² (PPG) and in guidance issued by the Environment Agency³.

A Level 1 SFRA was produced in 2015 to support the preparation of the 2018 adopted District Plan and early stages of the District Plan 2021 - 2039. An updated version was commissioned in order to inform the later stages, including submission version of the District Plan 2021-2039. The Level 1 SFRA 2024 was prepared by specialist consultants Aegaea. It considers all sources of flooding in the plan area and the impact of climate change. In addition, it provides a methodology for how the Sequential Test should be applied, established in partnership with the Council.

The Level 2 SFRA (produced by the Council with data and support from Aegaea) 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 doing so, it also provides the basis for carrying out the Exception Test as set out in the NPPF and the PPG.

The Mid Sussex District Plan and Site Selection

The Mid Sussex District Plan has been prepared to provide a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved.

¹ <https://www.midsussex.gov.uk/media/sl2jkh0z/env11-strategic-flood-risk-assessment-level-1-2024.pdf>

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

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

The District Plan makes provision for 20,783 dwellings over the Plan Period. This meets the Local Housing Need (LHN) of 19,741 (an average of 1,039 dwellings per annum) in full. This figure has been calculated using the standard method and there are no exceptional circumstances to justify an alternative approach.

The District Plan seeks to allocate 3 significant sites providing over 1,000 homes each and other uses as well as 23 additional housing sites, including older person accommodation, to ensure the housing requirement is met in full across the district. One site is proposed for the provision of allotments. In addition to these sites, there are also existing commitments (development that is already allocated or have planning permission but are not yet implemented).

As part of the evidence base for the District Plan, 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.

An important role of the Site Selection process was to inform the first part of the Sequential Test process in relation to flood risk. More specifically, the Site Selection process included a specific criterion related to flood risk (criterion 2), and assessed all sites reaching at least stage 2b (Assessment Against Criteria) against it. This criterion determined that sites should be rejected from further consideration where they were assessed to have a "Very Negative Impact" against this criteria, defined as being affected by significant areas of flood risk/historic flood event which would affect the site's developability.

Whilst sites were ruled out at an early stage for having significant areas of flood risk or historic flood events, sites were able to continue through the site selection process where there are smaller areas of current/future flood risk. The Council's view is that these small areas of flood risk could either be avoided through site design or mitigated, depending on the source of flood risk. It should be noted that the vast majority (75%) of sites submitted to the Council for consideration contained some element of flood risk (predominantly surface water), to varying degrees and those that did not were small sites (less than 1ha in size). It was therefore not possible to exclusively select sites with no flood risk.

Flood risk constraints must be considered alongside many other planning issues when identifying suitable areas for development in line with other criteria highlighted within the NPPF, therefore whilst there are a small number of sites with no flood risk, they are constrained by other factors (such as being in unsustainable locations, or having significant impacts on heritage/transport/AONB/etc).

Consequently, the Site Selection process, and hence the development options considered as part of the District 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 further refine the options and focus development on the locations at the lowest risk of flooding.

As set out in full within the Site Selection Papers, a total pool of 275 sites across the district were considered as part of the process. The sites were considered against multiple criteria as per the Site Selection Methodology⁴ which resulted in a number of sites being rejected due to their relationship with existing settlements, showstopper constraints or the combination of negative impacts against a set of criteria. 53 sites, including the proposed allocations, were remaining at stage 3 (i.e. the 'reasonable alternatives'). These sites were considered suitable for development subject to further detailed and technical evidence.

The Sequential Test

The NPPF (paragraph 167) requires Local Plans such as the District Plan to “*apply a sequential, risk-based approach to the location of development so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by applying the **sequential test**, and, if necessary, applying the **exception test***”.

Purpose

The NPPF sets out the essential requirements of the Sequential Test in paragraph 168: “*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*”.

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. In preparing the District Plan, the Sequential Test has been applied to all reasonable alternatives to provide appropriate guidance for accommodating sustainable development.

Application

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

⁴ <https://www.midsussex.gov.uk/media/je3pbxhl/site-selection-methodology.pdf>

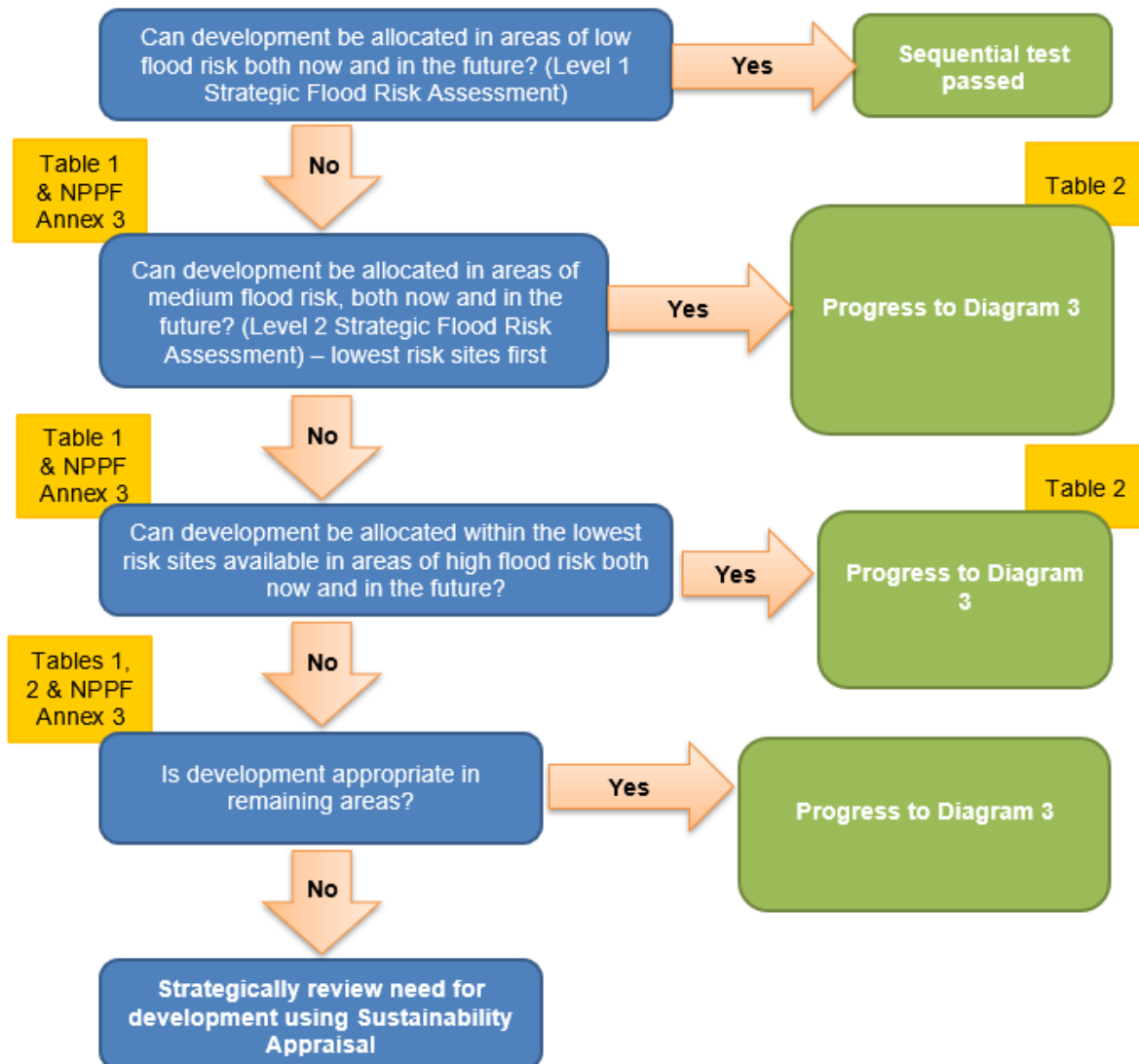


Figure 1 Application of the Sequential Test for Local Plan Preparation taken from Diagram 2 of the Planning Practice Guidance: Flood Risk and coastal change

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.

In essence, the test seeks to establish sites which are most preferable in flood risk terms, i.e. the sites with the lowest risk of flooding. It does this by looking at the sources of flood risk from which there is competent mapping, naming present day and future fluvial flooding and surface water flooding (incorporating climate change). The other sources of flood risk do not benefit from competent mapping but, where relevant, have been considered in more detail in the SFRA Level 2.

The sources of flood risk have been given a set of parameters for determining very low, low, medium and high risk.

Table 1 Level of current and future Flood Risk based on the source of flooding

Risk Level	Annual Exceedance Probability	Flood Zone	Surface Water Flooding ⁵	Future Risk Level
Very Low	Less than 0.1%	1	Land in 'very low' surface water risk area	Very low: <ul style="list-style-type: none"> • more than 20m horizontal buffer of Flood Zone 2; and, • within 'very low' surface water risk area ('Future Flood Zone 1')
				Low: <ul style="list-style-type: none"> • within 20m horizontal buffer of Flood Zone 2 ('Future Flood Zone 2')
Low	1% to 0.1%	2	Land in 'low' surface water risk area	Medium ('Future Flood Zone 3')
Medium	3.3% to 1%	3a	Land in 'medium' surface water risk area	High ('Future functional floodplain – flood zone 3b')
High	Greater than 3.3%	3b	Land in the 'high' surface water risk area	

It should be noted that in accordance with the SFRA, all areas covered by Flood Zone 3 (a or b) are to be treated as areas of Flood Zone 3b unless evidence can be provided to demonstrate otherwise. In particular, the Environment Agency have advised that land that would naturally flood with an annual probability of 1 in 30 (3.3%) or greater in any year should be identified as functional floodplain.

Flooding from surface water, groundwater, sewers, reservoirs and other artificial sources is not classified into these flood zones. However, as part of the SFRA, the District Council has collected information on flood risk from all sources and this will be 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 1% - 3.3% (Medium Risk) and this should be treated, in the absence of evidence to the contrary, as areas of High Risk of surface water flooding.

However, 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. Ultimately, 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 surface water flood zone". Using such mapping, 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

⁵ This takes into account the effect of any flood defences in the area. These defenses reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

conceptually very different to river and sea flood risk. The assessment will take into account both the location of the risk within the site and association of the area at risk with the flow path.

For those sites significantly affected by surface water flooding as part of a flow path, the application of the Test would logically be accompanied by a commitment in the District Plan that all proposed development on sites identified for allocation would be placed in the “very low risk surface water flood zone”. In circumstances where it is not possible to place all proposed development in the “very low risk surface water flood zone” or circumstances arose where encroachment on land affected by surface water flood risk could not be avoided then it would be necessary to provide supplementary evidence that the Exception Test could be satisfied.

Findings and conclusions

The Sequential Test has been applied to 27 proposed site allocations within the plan area. The findings are set out in Appendix 1 and the conclusions summarised below:

- 9 sites are wholly located in low flood risk areas throughout the lifetime of the development and are therefore deemed suitable for development including residential use⁶.
- 15 sites are exclusively affected by surface water flooding and will need to be considered further as part of the Exception Test process
- 3 sites are affected by one of more of flood zones 2, 3a or 3b as well as surface water flooding, and will need to be considered further as part of the Exception Test process

The work carried out as part of the Site Selection process, identified 27 alternative sites available. In order to give a consistent overall score, a preferability rating is provided, reflective of the flood risk level. This preferability score is a mechanism for guiding development to sites with the lowest flood risk and is predicated on the degree of site coverage related to any flood risk.

Appendix 2 sets out the findings in relation to the sequential preferability of the reasonable alternatives in relation to flood risk.

In terms of site allocations in the District Plan, all of the allocations, apart from two, are sequentially preferable in that they are not, or only limited areas of the site are, at risk of flooding, at least in terms of what can be accurately tested through this process. Where the sites do involve limited areas at risk of flooding, it is considered that the site will be developed in a manner which accords with national policy requirements and proposed policy DPS4 to direct development to the parts of the site which are not a risk from flooding, and the site-specific allocation policies will ensure that this is the case.

Two of the proposed site allocations have broader parts of their area at risk of flooding:

⁶ Sites with around 1% of their area or less currently at low surface water flood risk were considered to have passed the sequential stage.

- DPSC6: Land to the West of Kings Business Centre, Reeds Lane, Sayers Common (SHELAA ID: 830)
- DPA7: Land east of Borde Hill Lane, Haywards Heath (SHELAA ID: 556)

However the Council considers that, given the sustainability (current or future) 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.

This interpretation is considered to accord with the NPPF paragraph 169 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.”*

As part of the Site Selection process, the 53 reasonable alternatives were subject to further detailed and technical evidence. This included testing the sites “in combination” with each other by way of likely development scenarios or testing of a ‘preferred option’, as well as considering the findings of testing such as transport modelling, habitat regulations assessment, air quality modelling and viability assessment. The findings from the evidence testing directly informed the conclusions set out within the Sustainability Appraisal.

As shown within the Site Selection documents, the Council thoroughly assessed reasonable alternatives to proposed allocation DPA7 and DPSC6. As part of the Sequential Test, this was also done by considering:

- sites at comparable locations

A settlement hierarchy, set out within the Plan (Chapter 6), has been developed for Mid Sussex identifying five categories of settlements.

DPA7 Land east of Borde Hill is located in Haywards Heath, one of the most sustainable settlements within the plan area. Alternative sites would encompass other sites within a settlement at least within the same category of the settlement hierarchy set out within the Plan (i.e.: Burgess and East Grinstead). All potential alternatives would result in a significant increase in proposed housing numbers with one of them being less preferable than the proposed site.

DPSC6 Land to the West of Kings Business Centre is in Sayers Common, a medium village providing essential services for the needs of its residents and immediate surrounding communities. There is no alternative site at this location (the unallocated sites at Sayers Common overlap with a wider allocation).

A number of alternative sites are available within the same category of the settlement hierarchy (Albourne, Bolney) or within more sustainable settlements (Haywards Heath, Burgess Hill, Crawley, Hassocks, Hurstpierpoint, Lindfield). Some potential alternatives would result in a significant increase in proposed housing numbers, with two sites being less sequentially preferable than the proposed site,

and therefore not considered suitable alternative sites. Further information on other alternative sites is provided below.

- sites in other locations based on similar yield (+/-10%), or multiple sites which would cumulatively deliver a similar yield

For both proposed allocations, sites at Ansty, Bolney, Lindfield and Albourne were considered, with additional sites at Hurstpierpoint, Albourne, Bolney and Haywards Heath considered as alternatives to DPSC6.

Ultimately, it is essential to consider the ramifications of the Sequential Test outcome for housing distribution. Given the environmental and infrastructure constraints within some areas of the district, existing committed development, and location of deliverable sites with potential for allocation, some areas within the district have higher potential for further growth than others. This has led the Council to make decisions, taking into account both planning and strategic considerations to achieve wider sustainable development objectives for Mid Sussex. Therefore there are no suitable, reasonably available, lower risk sites to which development could be steered instead of proposed allocation DPSC6 and DPA7, or any other proposed allocations.

The site assessment conclusions can be reviewed in full in appendix 4 of the Site Selection Conclusions Paper⁷. For ease of reference and completeness, appendix 3 provides a summary of the reason for exclusion of those sites which are not proposed to be allocated within the Plan.

⁷ <https://www.midsussex.gov.uk/media/j4sgr03g/appendix-4-settlement-conclusions.pdf>

The Exception Test

Purpose

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

“169. 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.

170. 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.

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

Application

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

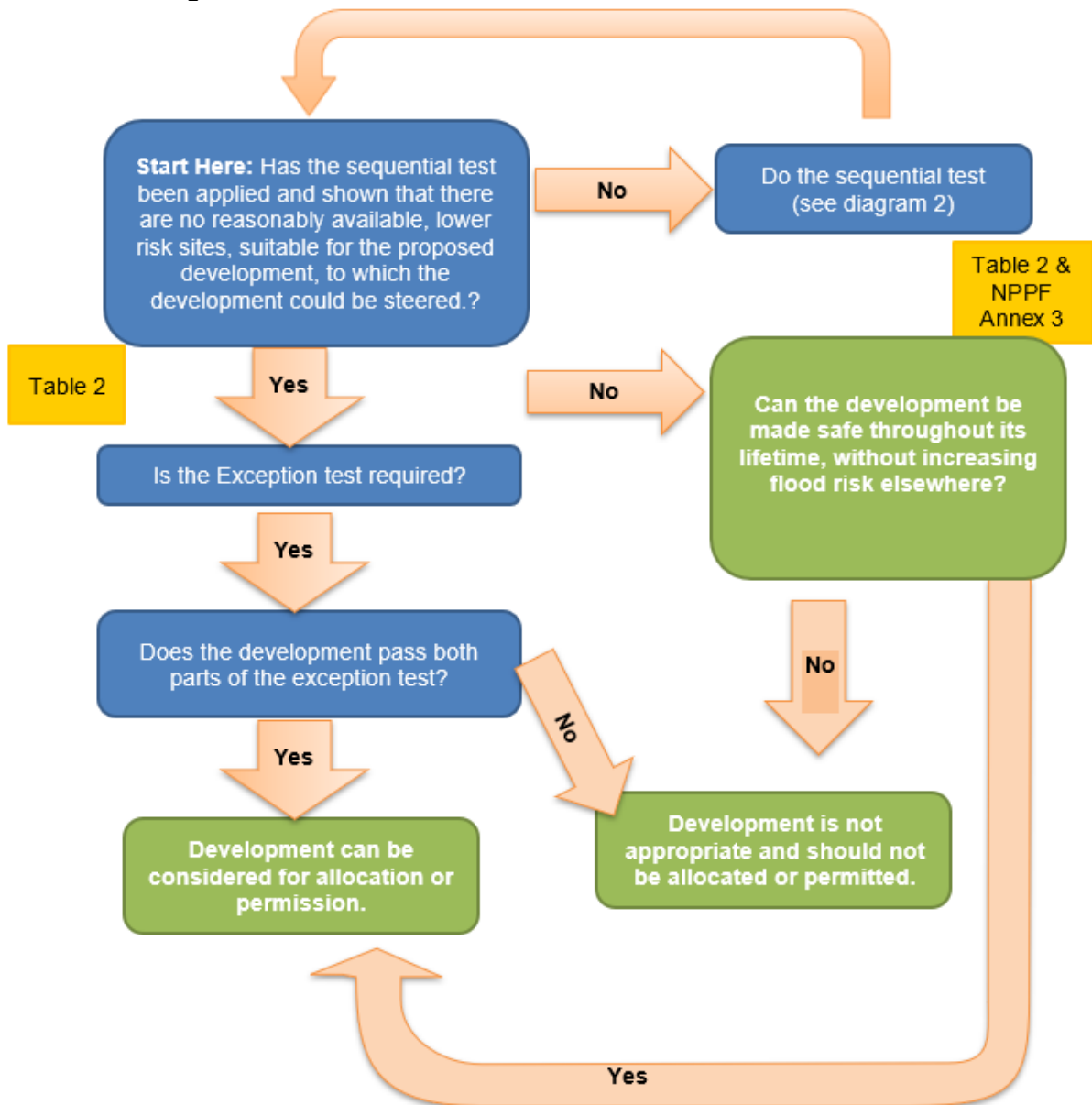


Figure 2 Application of the Exception Test for Local Plan Preparation taken from Diagram 3 of the Planning Practice Guidance: Flood Risk and coastal change

The Exception Test needs to follow on from the completion of the Sequential Test, and both elements of the test need to be passed for the site(s) in question to be allocated within the Local Plan.

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.

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

Flood risk vulnerability classification		Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Flood Zone	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

As referred to above, of the proposed allocations, 18 sites are at risk of flooding in relation to sources which can be assessed as part of the sequential test. National policy requires the considerations of all sources of flooding. In the case of the Mid Sussex plan area as set out in the Level 1 SFRA, flooding arise mainly from pluvial and fluvial sources, which has been assessment as part of the sequential test as competent mapping is available in this regard. In order to ensure that more detailed information is provided to support future development of proposed allocations, the Council has prepared a Level 2 SFRA of those sites identified as at risk of flooding as well as carried out the exception test. These are set out in full in Appendix 4.

The Council has directed development to the most sustainable locations, and this with generally low level of flood risk pertaining to the allocated sites, which stems from the sequential approach taken, makes passing the exception test relatively easy for the proposed allocations.

All proposed allocations have passed the exception test. The Level 2 SFRA sets out a range of mitigation measures which will need to be adhered to in future site-specific flood risk assessment along with masterplanning, where relevant, and development of the site, and will need to be reflected in the site specific policy where not covered in overarching policies.

Appendix 1 – Findings of the sequential test

Shelaa ID	Policy No.	Development Area	Total area of the site (ha)	Flood Zone		Surface Water Risk			Could the development be Allocated in Lower Flood Risk areas?	Outcome of Sequential Test
				Present Day	Future	Present Day Low Risk / Future Medium Risk	Present Day Medium Risk / Future High Risk	Present Day / Future High Risk		
740	DPSC1	Land west of Burgess Hill	57.87	97.67% FZ1 2.33% FZ2 1.88% FZ3	92.87% FZ1 7.13% FZ2 2.33% FZ3a 1.88% FZ3b	10.30%	4.00%	2.70%	96% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
18	DPSC2	Land at Crabbet Park, Copthorne	150.45	98.08% FZ1 1.92% FZ2	96.7% FZ1 3.3% FZ2 1.92% FZ3a	10.50%	4.50%	2.60%	96% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
799	DPSC3	Land to south of Reeds Lane Sayers Common	90.34	100% FZ1	100% FZ1	14.20%	4.80%	2.40%	95% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
1026	DPSC4	Land at Chesapeake and Meadow View Reeds Lane Sayers Common	1.66	100% FZ1	100% FZ1	18.70%	11.10%	6.00%	89% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
601	DPSC5	Land at Coombe Farm London Road Sayers Common	13.36	100% FZ1	100% FZ1	7.90%	2.80%	1.30%	97% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
830	DPSC6	Land to west of Kings Business Centre Reeds Lane Sayers Common	4.34	100% FZ1	100% FZ1	24.00%	14.90%	11.80%	85% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower	Further testing required

									risk portion area), this development can continue to be allocated for the proposed yield on this site.	
1003	DPSC7	Land south of LVS Hassocks London Road Sayers Common	14.51	100% FZ1	100% FZ1	10.20%	5.40%	4.40%	95% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
573	DPA1	Batchelors Farm	1.36	100% FZ1	100% FZ1	0.90%	-	-	It is not necessary to relocate this development	Sequential Test passed
1030	DPA2	Land at South of Appletree Close, Janes Lane	1.49	100% FZ1	100% FZ1	0.20%	-	-	It is not necessary to relocate this development	Sequential Test passed
1123	DPA3	Burgess Hill Station	3.24	100% FZ1	100% FZ1	5.50%	1.60%	0.50%	98% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
	DPA3a	Allotment Site - Nightingale Lane, Burgess Hill	1.00	100% FZ1	100% FZ1	-	-	-	It is not necessary to relocate this development	Sequential Test passed
198	DPA4	Land off West Hoathly Road East Grinstead	2.00	100% FZ1	100% FZ1	<0.1%	-	-	It is not necessary to relocate this development	Sequential Test passed
858	DPA5	Land at Hurstwood Lane Haywards Heath	1.83	100% FZ1	100% FZ1	1.10%	-	-	It is not necessary to relocate this development	Sequential Test passed
508	DPA6	Land at Junction of Hurstwood Lane and Colwell Lane	1.05	100% FZ1	100% FZ1	17.50%	5.50%	2.00%	94% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
556	DPA7	Land east of Borde Hill Lane	10.54	98.61% FZ1 1.39% FZ2 1.04% FZ3	85.28% FZ1 14.72% FZ2 1.39% FZ3a 1.04% FZ3b	9.70%	2.80%	2.20%	97% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
1121	DPA8	Orchards Shopping Centre Haywards Heath	1.99	100% FZ1	100% FZ1	6.40%	1.10%	0.10%	99% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required

688	DPA9	Land to west of Turners Hill Road	34.48	100% FZ1	100% FZ1	15.20%	4.70%	2.20%	95% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
743	DPA10	Hurst Farm Turners Hill Road	2.23	100% FZ1	100% FZ1	33.10%	21.20%	12.70%	79% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
210	DPA11	Land rear of 2 Hurst Road Hassocks	0.93	100% FZ1	100% FZ1	-	-	-	It is not necessary to relocate this development	Sequential Test passed
13	DPA12	Land west of Kemps Hurstpierpoint	5.80	100% FZ1	100% FZ1	13.80%	3.40%	0.50%	97% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
984	DPA13	The Paddocks Lewes Road Ashurst Wood	0.83	100% FZ1	100% FZ1	-	-	-	It is not necessary to relocate this development	Sequential Test passed
1120	DPA14	Land at Foxhole Farm Bolney	18.45	100% FZ1	100% FZ1	2.70%	1.00%	0.60%	99% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
1020	DPA15	Ham Lane Farm House Ham Lane	0.97	100% FZ1	100% FZ1	8.80%	1.60%	-	98% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
1148	DPA16	Land at Ansty Fields and rear of North Cottages, Cuckfield Road Ansty	1.37	100% FZ1	100% FZ1	-	-	-	It is not necessary to relocate this development	Sequential Test passed
784	DPA17	Land to the west of Marwick Close Bolney Road Ansty	1.37	100% FZ1	100% FZ1	-	-	-	It is not necessary to relocate this development	Sequential Test passed

1101	DPA18	Byanda Hassocks	0.45	100% FZ1	100% FZ1	25.90%	7.40%	3.40%	93% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required
1106	DPA19	The Hyde Lodge Handcross	2.85	100% FZ1	100% FZ1	15.40%	5.00%	1.60%	95% of the site will be within areas of the site at low or medium flood risk over the lifetime of the development . With a sequential approach to the site layout (i.e. locating development in the lower risk portion area), this development can continue to be allocated for the proposed yield on this site.	Further testing required

Appendix 2 – Findings of sequential preferability of reasonable alternatives

Shelaa ID	Settlement	Proposed Yield	Size (ha)	Present Day Flood Zone	Future Flood Zone	Surface Water, including climate change	Preferability	Notes
13	Hurstpierpoint	90	5.80	100% FZ1	100% FZ1	13.82% affected	Preferred	Proposed allocation DPA12
18	Copthorne	2300	150.45	98.08% FZ1 1.92% FZ2	96.7% FZ1 3.3% FZ2 1.92% FZ3a	10.57% affected	Preferred	Proposed allocation DPSC2
19	Hurstpierpoint	80	8.10	100% FZ1	100% FZ1	11.77% affected	Preferred	
29	Lindfield	40	2.05	100% FZ1	100% FZ1	4.87% affected	Preferred	
198	East Grinstead	45	2.00	100% FZ1	100% FZ1	0.01% affected	Preferred	Proposed allocation DPA4
210	Hassocks	25	0.93	100% FZ1	100% FZ1	0.00% affected	Preferred	Proposed allocation DPA11
503	Haywards Heath	700	31.07	100% FZ1	100% FZ1	2.24% affected	Preferred	
508	Haywards Heath	30	1.05	100% FZ1	100% FZ1	17.64% affected	Preferred	Proposed allocation DPA6
526	Bolney	30	3.27	100% FZ1	100% FZ1	3.02% affected	Preferred	
543	Bolney	65	2.74	100% FZ1	100% FZ1	0.00% affected	Preferred	
556	Haywards Heath	60	10.54	98.61% FZ1 1.39% FZ2 1.04% FZ3	85.28% FZ1 14.72% FZ2 1.39% FZ3a 1.04% FZ3b	9.68% affected	Less Preferred	Proposed allocation DPA7
573	Burgess Hill	33	1.36	100% FZ1	100% FZ1	0.88% affected	Preferred	Proposed allocation DPA1
575	Hurstpierpoint	150	18.75	100% FZ1	100% FZ1	15.76% affected	Preferred	
601	Sayers Common	210	13.36	100% FZ1	100% FZ1	7.86% affected	Preferred	Proposed allocation DPSC5
617	Bolney	100	8.99	100% FZ1	100% FZ1	2.75% affected	Preferred	
631	Ansty	21	1.38	100% FZ1	100% FZ1	0.00% affected	Preferred	
678	Twineham	900	81.60	79.55% FZ1 20.45% FZ2 5.96% FZ3	73.4% FZ1 26.6% FZ2 20.45 FZ3a 5.96% FZ3b	22.93% affected	Least Preferred	
686	Crawley Down	125	10.57	100% FZ1	100% FZ1	9.66% affected	Preferred	
688	Crawley Down	350	34.48	100% FZ1	100% FZ1	15.23% affected	Preferred	Proposed allocation DPA9

736	Ansty	1450	201.50	98.41% FZ1 1.59% FZ	96.07% FZ1 3.93% FZ2 1.59 FZ3a	6.61% affected	Preferred	
740	Burgess Hill	1350	57.87	97.67% FZ1 2.33% FZ2 1.88% FZ3	92.87% FZ1 7.13% FZ2 2.33% FZ3a 1.88% FZ3b	11.04% affected	Preferred	Proposed allocation DPSC1
743	Crawley Down	37	2.23	100% FZ1	100% FZ1	33.10% affected	Preferred	Proposed allocation DPA10 Although surface water flooding risk is extensive on this site, it is not part of a flow path and will therefore be addressed with drainage measures.
784	Ansty	45	1.37	100% FZ1	100% FZ1	0.00% affected	Preferred	Proposed allocation DPA17
789	Albourne	46	1.54	100% FZ1	100% FZ1	0.00% affected	Preferred	
799	Sayers Common	1850	90.34	100% FZ1	100% FZ1	14.19% affected	Preferred	Proposed allocation DPSC3
830	Sayers Common	100	4.34	100% FZ1	100% FZ1	24.04% affected	Less Preferred	Proposed allocation DPSC6
844	Haywards Heath	100	6.29	100% FZ1	100% FZ1	3.99% affected	Preferred	
858	Haywards Heath	36	1.83	100% FZ1	100% FZ1	1.12% affected	Preferred	Proposed allocation DPA5
984	Ashurst Wood	8	0.83	100% FZ1	100% FZ1	0.00% affected	Preferred	Proposed allocation DPA13
986	Albourne	125	11.41	100% FZ1	100% FZ1	8.46% affected	Preferred	
1003	Sayers Common	200	14.51	100% FZ1	100% FZ1	10.13% affected	Preferred	Proposed allocation DPSC7
1018	Sayers Common	250	14.33	100% FZ1	100% FZ1	17.99% affected	Preferred	
1020	Scaynes Hill	30	0.97	100% FZ1	100% FZ1	8.82% affected	Preferred	Proposed allocation DPA15
1022	Hassocks	500	39.05	100% FZ1	100% FZ1	13.96% affected	Preferred	
1026	Sayers Common	33	1.66	100% FZ1	100% FZ1	18.74% affected	Preferred	Proposed allocation DPSC4
1030	Burgess Hill	25	1.49	100% FZ1	100% FZ1	0.98% affected	Preferred	Proposed allocation DPA2
1063	Albourne	46	3.16	100% FZ1	100% FZ1	0.83% affected	Preferred	
1075	Hurstpierpoint	153	10.44	100% FZ1	100% FZ1	29.25% affected	Less Preferred	

1095	Hurstpierpoint	500	24.94	100% FZ1	100% FZ1	7.16% affected	Preferred	
1101	Hassocks	Older persons accommodation	0.45	100% FZ1	100% FZ1	25.90% affected	Preferred	Proposed allocation DPA18 Planning permission now granted Although surface water flooding risk is extensive on this site, most of the area at risk is not part of a flow path and will therefore be addressed with drainage measures.
1105	Burgess Hill	750	45.62	95.05% FZ1 4.95% FZ2 2.82% FZ3	88.88% FZ1 11.12% FZ2 4.95% FZ3a 2.82% FZ3b	16.99% affected	Less Preferred	
1106	Handcross	Older persons accommodation	2.85	100% FZ1	100% FZ1	15.40% affected	Preferred	Proposed allocation DPA19
1120	Bolney	200	18.45	100% FZ1	100% FZ1	2.82% affected	Preferred	Proposed allocation DPA14
1121	Haywards Heath	100	1.99	100% FZ1	100% FZ1	6.40% affected	Preferred	Proposed allocation DPA8
1122	Haywards Heath	100	0.78	100% FZ1	100% FZ1	0.11% affected	Preferred	
1123	Burgess Hill	300	3.24	100% FZ1	100% FZ1	5.48% affected	Preferred	Proposed allocation DPA3
1133	Bolney	10	1.22	100% FZ1	100% FZ1	11.90% affected	Preferred	
1135	Ansty	9	0.46	100% FZ1	100% FZ1	0.00% affected	Preferred	
1137	Hassocks	400	36.90	100% FZ1	100% FZ1	18.55% affected	Preferred	
1141	Ansty	7	0.67	100% FZ1	100% FZ1	1.38% affected	Preferred	
1146	Albourne	90	4.69	100% FZ1	100% FZ1	0.56% affected	Preferred	
1148	Ansty	30	1.37	100% FZ1	100% FZ1	0.00% affected	Preferred	Proposed allocation DPA16
1149	Crawley Down	450	34.48	100% FZ1	100% FZ1	15.23% affected	Preferred	

Appendix 3 – Summary of reasons for exclusion of reasonable alternatives

Shelaa ID	Settlement	Proposed Yield	Size (ha)	Reason for rejection	Reasonable alternative to	
					DPA7	DPSC6
19	Hurstpierpoint	80	8.1	Potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.		X
29	Lindfield	40	2.05	There are number of factors, including impact on the rural setting of the Lewes Road Conservation Area and conflict with strategy objectives, which combined result to the conclusion of other more sustainable and suitable site being available.	X	X
503	Haywards Heath	700	31.07	This site is not well connected to the services and facilities of Haywards Heath and will be reliant on the private car. Therefore, site does not support the delivery of sustainable communities which is a key part of the District Plan Strategy. Other more sustainable sites are available for development.		
526	Bolney	30	3.27	A strategy decision has been made to allocate an alternate site at Bolney which could also deliver associated on-site infrastructure (including country park, community allotments, community facility and education provision) to support additional growth at Bolney and to benefit the community.	X	X
543	Bolney	65	2.74	A strategy decision has been made to allocate an alternate site at Bolney which could also deliver associated on-site infrastructure (including country park, community allotments, community facility and education provision) to support additional growth at Bolney and to benefit the community.	X	X
575	Hurstpierpoint	150	18.75	There is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan		
617	Bolney	100	8.99	Overlap with site 1120 which is allocated development in the District Plan 2021-2039.		X
631	Ansty	21	1.38	Overlap with site 1148 which is allocated for development in the District Plan 2021-2039.	X	X
678	Twineham	900	81.6	Standalone settlement rather than providing extensions to existing settlements, so would not comply with the draft District Plan strategy. In addition, there is considerable uncertainty regarding delivery		
686	Crawley Down	125	10.57	This site is not well connected to the services and facilities of Crawley Down Village and will be reliant on the private car. Therefore, site does not support the delivery of sustainable communities which is a key part		

				of the District Plan Strategy. Other more sustainable sites are available for development in Crawley Down.		
736	Ansty	1450	201.5	Significant uncertainties in transport terms.		
789	Albourne	46	1.54	In combination with the significant site allocation at Sayers Common this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.	X	X
844	Haywards Heath	100	6.29	This site is not well connected to the services and facilities of Haywards Heath. It also would result in back land development adjacent to a Conservation Area, altering the setting. Therefore, site does not support the delivery of sustainable communities which is a key part of the District Plan Strategy. Other more sustainable sites are available for development.		X
986	Albourne	125	11.41	in combination with the significant site allocation at Sayers Common this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.		
1018	Sayers Common	250	14.33	Overlaps with site 799, which is allocated for development in the District Plan 2021 – 2039		
1022	Hassocks	500	39.05	The development of the site would result in the loss of sport facility, (no reprovision of). The scale of the development has the potential to contribute to the coalescence of settlements, which is in conflict with the strategic objectives of the Plan.		X
1063	Albourne	46	3.16	In combination with the significant site allocation at Sayers Common this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission	X	X
1075	Hurstpierpoint	153	10.44	There is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.		
1095	Hurstpierpoint	500	24.94	There is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.		
1105	Burgess Hill	750	45.62	Quantum of development is likely to exacerbate existing issues at the A23/A2300 junction, as impacts are already arising through the allocation of DPSC1 and at this stage the Council does not have sufficient evidence to have confidence this site is deliverable in combination with DPSC1.		
1122	Haywards Heath	100	0.78	Site is within or adjacent to the Built-Up Area Boundary; it is therefore considered that a policy compliant development is possible without the need for the site to be allocated.		
1133	Bolney	10	1.22	A strategy decision has been made to allocate an alternate site at Bolney which could also deliver associated on-site infrastructure	X	X

				(including country park, community allotments, community facility and education provision) to support additional growth at Bolney and to benefit the community.		
1135	Ansty	9	0.46	Overlap with site 1148 which is allocated for development in the District Plan 2021-2039.	X	X
1137	Hassocks	400	36.9	There is the potential for this site to contribute to the coalescence of settlements which is in conflict with the strategic objectives of the Plan.		
1141	Ansty	7	0.67	The proposed development would extend the built up area in a linear pattern. The site and wider field form a significant and surviving part of the rural setting to the Grade II listed building opposite. As such, the site is not considered suitable in combination with the other sites proposed for allocation.	X	X
1146	Albourne	90	4.69	In combination with the significant site allocation at Sayers Common this site is not suitable for allocation in the District Plan 2021 – 2039 Proposed Submission.		X
1149	Crawley Down	450	34.48	Same site as 688 promoted at a higher yield.		

Appendix 4 – Findings of the exception test

<p>DPSC1: Land west of Burgess Hill/ North of Hurstpierpoint</p> <p>Shelaa ID: 740</p> <p>Current day and future flood zone: 1, 2, 3</p>	Proposed development	Flood vulnerability classification
	Residential	More vulnerable
Retail	Less vulnerable	
Leisure	Less vulnerable	
Employment	Less vulnerable	
Education	More vulnerable	
Community buildings	Less vulnerable	
Care community	More vulnerable	
Formal and informal open space	Water-compatible development	
Wastewater infrastructure	Water-compatible development	

Exception Test 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 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.

Requirement 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, including specialist accommodation, in the district, thereby contribution to the housing requirement identified in the District Plan to address the housing need to 2039.

The site is planned as an urban extension to Burgess Hill, one of the most sustainable settlements in the district, forming a new neighbourhood to the town.

The development will result in the creation of a high quality environment. The location of the site involves opportunities to provide new facilities to serve the wider local community such as education and community buildings. The development will be built around a neighbourhood centre that will include a range of commercial uses. Multi-functional green infrastructure, including open space, will be incorporated as an integral part of the development. The site will benefit with good off-site access, particularly by walking and cycling to existing local facilities as well as in the town centre. This will be achieved through the provision of transport mobility hub close to/within the neighbourhood centre with public transport connections with co-location of delivery lockers and shared transport facilities. The layout of the site will prioritise active and sustainable travel connections linking to the town centre and employment uses, as well as integrating green travel corridors for active travel throughout with links to the 'Green Circle'.

The Council's commitment to master planning will ensure that sustainability benefits for the local community can be realised. A coordinated and collaborative approach with the delivery of the strategic site Brookleigh will contribute to the delivery of high-quality placemaking which supported the 20-minute neighbourhood principles to ensure development is complementary and benefits the community as a whole.

On the basis of the above it is considered that the sustainability benefits of the site outweigh the flood risk, especially given that the degree of flood risk is fairly modest.

Requirement 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

As 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. This may need to be informed by hydraulic modelling due to the absence of flood data which includes an appropriate allowance for climate change. The assessment will also need to account for the risk of flooding from surface water. Development should be avoided in flow paths. 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 can be demonstrated otherwise through modelling.

Development can be considered for allocation

DPSC2: Land at Crabbet Park, Copthorne Shelaa ID: 18 Current day and future flood zone: 1, 2, 3	Proposed development	Flood vulnerability classification
	Residential Retail Lesiure Employment Education Community buildings Care community Formal and informal open space Waste water infrastructure	More vulnerable Less vulnerable Less vulnerable Less vulnerable More vulnerable Less vulnerable More vulnerable Water-compatible development Water-compatible development

Exception Test 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 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.

Requirement 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, including specialist accommodation, in the district, thereby contribution to the housing requirement identified in the District Plan to address the housing need to 2039.

The development will result in the creation of a high quality environment. The location of the site involves opportunities to provide new facilities to serve the wider local community such as education and community buildings. The development will be built around a neighbourhood centre that will include a range of commercial uses. Multi-functional green infrastructure, including open space, will be incorporated as an integral part of the development. The site will benefit with good off-site access, particularly by public transport, walking and cycling to existing local facilities as well as to Crawley town centre. This will be achieved through the provision of transport mobility hub close to/within the neighbourhood centre with public transport connections with co-location of delivery lockers and shared transport facilities. The layout of the site will prioritise active and sustainable travel connections linking to Three Bridge TRrain station and to Crawley town centre and employment uses, as well as integrating green travel corridors for active travel throughout the site including for the potential provision of a quiet lane.

The Council's commitment to master planning will ensure that sustainability benefits for the local community can be realised.

On the basis of the above it is considered that the sustainability benefits of the site outweigh the flood risk, especially given that the degree of flood risk is fairly modest.

Requirement 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

As the site is located in Flood Zone 2, the EA's Flood Risk Standing Advice should be followed for more vulnerable development. This may need to be informed by hydraulic modelling due to the absence of flood data which includes an appropriate allowance for climate change. The assessment will also need to account for the risk of flooding from surface water. Development should be avoided in flow paths. 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). No development should be located in Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

<p>DPSC3: Land to south of Reeds Lane Sayers Common</p> <p>Shelaa ID: 799</p> <p>Current day and future flood zone: 1</p>	Proposed development	Flood vulnerability classification
	Residential Retail Leisure Employment Education Community buildings Care community Formal and informal open space Waste water infrastructure	More vulnerable Less vulnerable Less vulnerable Less vulnerable More vulnerable Less vulnerable More vulnerable Water-compatible development Water-compatible development

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

DPSC4: Land at Chesapeake and Meadow View Reeds Lane Sayers Common

Shelaa ID: 1026

Current day and future flood zone: 1

Proposed development	Flood vulnerability classification
Residential	More vulnerable

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

DPSC5: Land at Coombe Farm London Road Sayers Common Shelaa ID: 601 Current day and future flood zone: 1	Proposed development	Flood vulnerability classification
	Residential Informal open space	More vulnerable Water-compatible development

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

DPSC6: Land to west of Kings Business Centre Reeds Lane Sayers Common

Shelaa ID: 830

Current day and future flood zone: 1

Proposed development	Flood vulnerability classification
Residential	More vulnerable

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

DPSC7: Land south of LVS Hassocks London Road Sayers Common Shelaa ID: 1003 Current day and future flood zone: 1	Proposed development	Flood vulnerability classification
	Residential Education Informal open space	More vulnerable More vulnerable Water-compatible development

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

DPA3: Burgess Hill Station

Shelaa ID: 1123

**Current day and future
flood zone: 1**

Proposed development	Flood vulnerability classification
Residential	More vulnerable

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

**DPA6: Land at Junction of
Hurstwood Lane and
Colwell Lane**

Shelaa ID: 508

**Current day and future
flood zone: 1**

Proposed development	Flood vulnerability classification
Residential	More vulnerable

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

DPA7: Land east of Borde Hill Lane Shelaa ID: 556 Current day and future flood zone: 1, 2, 3	Proposed development	Flood vulnerability classification
	Residential Formal and informal open space	More vulnerable Water-compatible development

Exception Test 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 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.

Requirement 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 thereby contribution to the housing requirement identified in the District Plan to address the housing need to 2039.

The site is planned as a small extension to haywards Heath, one of the most sustainable settlements in the district. The location of the site involves opportunities to provide multifunctional green infrastructure and will provide contributions towards the improvement of existing infrastructure including education and community facilities in the area surrounding the site. The provision of sustainable transport measures as part of the scheme will improve travel choices. Encouraging active travel as part of the wider objective of the plan is likely to have benefits to health and wellbeing.

On the basis of the above it is considered that the sustainability benefits of the site outweigh the flood risk, especially given that the degree of flood risk is fairly modest and that those areas at risk from fluvial flooding have been excluded from the proposed built-up area.

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

As a small section 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. This may need to be informed by hydraulic modelling due to the absence of flood data which includes an appopriate allowance for climate change. The

assessment will also need to account for the risk of flooding from surface water. Development should be avoided in flow paths. 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 can be demonstrated otherwise through modelling.

Development can be considered for allocation

DPA8: Orchards Shopping Centre Haywards Heath

Shelaa ID: 1121

Current day and future flood zone: 1

Proposed development	Flood vulnerability classification
Residential	More vulnerable

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

DPA9: Land to west of Turners Hill Road Shelaa ID: 688 Current day and future flood zone: 1	Proposed development	Flood vulnerability classification
	Residential Formal and informal open space Care Community Community Building	More vulnerable Water-compatible development More vulnerable Less vulnerable

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

**DPA10: Hurst Farm
Turners Hill Road**

Shelaa ID: 743

**Current day and future
flood zone: 1**

Proposed development	Flood vulnerability classification
Residential	More vulnerable

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

**DPA12: Land west of
Kemps Hurstpierpoint**

Shelaa ID: 13

**Current day and future
flood zone: 1**

Proposed development	Flood vulnerability classification
Residential Formal and informal open space	More vulnerable Water-compatible development

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?

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Development can be considered for allocation

DPA14: Land at Foxhole Farm Bolney Shelaa ID: 1120 Current day and future flood zone: 1	Proposed development	Flood vulnerability classification
	Residential Informal open space (inc. Country Park and Allotments) Community facilities Land for education provision	More vulnerable Water-compatible development Less vulnerable More vulnerable

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

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Development can be considered for allocation

DPA15: Ham Lane Farm House Ham Lane Shelaa ID: 1020 Current day and future flood zone: 1	Proposed development	Flood vulnerability classification
	Residential	More vulnerable

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 can be demonstrated otherwise through modelling

Development can be considered for allocation

DPA18: Byanda Hassocks Shelaa ID: 1101 Current day and future flood zone: 1	Proposed development	Flood vulnerability classification
	Care community	More vulnerable

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?

As the site is at risk of flooding from surface water, 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. Development should be avoided in flow paths. 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 Present day or Future Flood Zone 3b unless can be demonstrated otherwise through modelling.

Development can be considered for allocation

DPA19: The Hyde Lodge Handcross Shelaa ID: 1106 Current day and future flood zone: 1	Proposed development	Flood vulnerability classification
	Care community	More vulnerable

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

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Development can be considered for allocation