



Horsham
District
Council



A Local Authority's Approach to Strategic Flood Risk Assessment

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Background to the District and Flooding Issues

The District is approx. 529km²

Flood Zone 3b covers 31.3km² (5.9%)

Flood Zone 3a covers 6.34km² (1.2%)

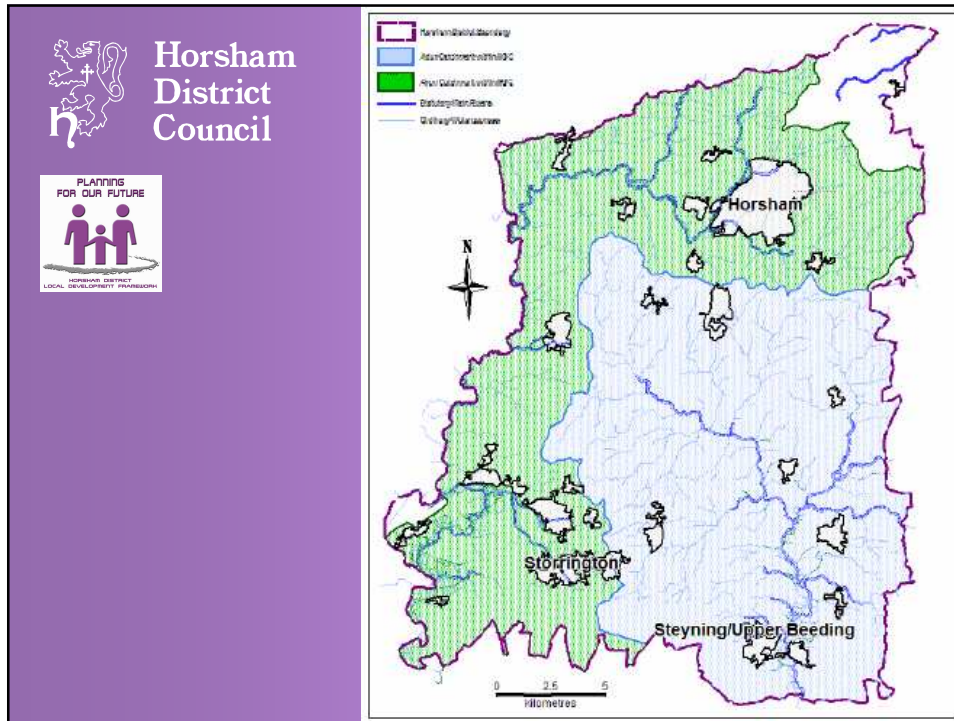
Flood Zone 2 covers 0.97km² (0.18%)

The District has 3 different catchments

River Adur

River Arun

River Mole



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PLANNING FOR OUR FUTURE
HORSHAM DISTRICT LOCAL DEVELOPMENT FRAMEWORK

Background to the District and Planning Policy

The District Council has adopted:

- The Core Strategy (2007) – Feb. '07
- The Site Specific Allocations of Land DPD (2007) – Nov.'07
- The General Development Control Policies DPD (2007) – Dec. '07



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The SFRAs

Two SFRAs cover the District and were produced by different consultants

A partnership approach to producing the document resulted in robust, high quality SFRAs

To be reviewed annually to ensure quality is maintained



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The Core Strategy & SFRA

The DPD addresses strategic issues across the District.

Core Strategy prepared and Examined prior to publication of PPS 25

No dedicated Flooding Policy, rather an overarching Environmental Quality Policy which included minimising flood risk



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Site Specific Allocations of Land DPD & SFRA

The DPD prepared prior to the SFRA, but due to precautionary and sensible approach only 3% of the identified sites included land in Flood Zones 3b and 3a

Pragmatic approach taken at Examination to PPS25 and SFRA, as the relevant SFRA was still being finalised

Where necessary, FRAs were required as part of the Allocation Policy



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General Development Control Policies DPD & SFRA

The DPD was prepared prior to PPS25, but as the Adur & Arun SFRA had been completed we were able to incorporate it into a dedicated Flooding Policy.

This required applicants to comply with the 'tests and recommendations set out in the Horsham District Strategic Flood Risk Assessments'.



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General Development Control Policies DPD & SFRA

POLICY DC 7

FLOODING

Development will not be permitted where it would:

- a. in accordance with the sequential test set out in **Government guidance**, be at risk from flooding;
- b. not incorporate appropriate mitigation measures to help limit any increase in the risk of flooding in adjacent or downstream areas; and,
- c. not comply with the tests and recommendations set out in the **Horsham District Strategic Flood Risk Assessments**.



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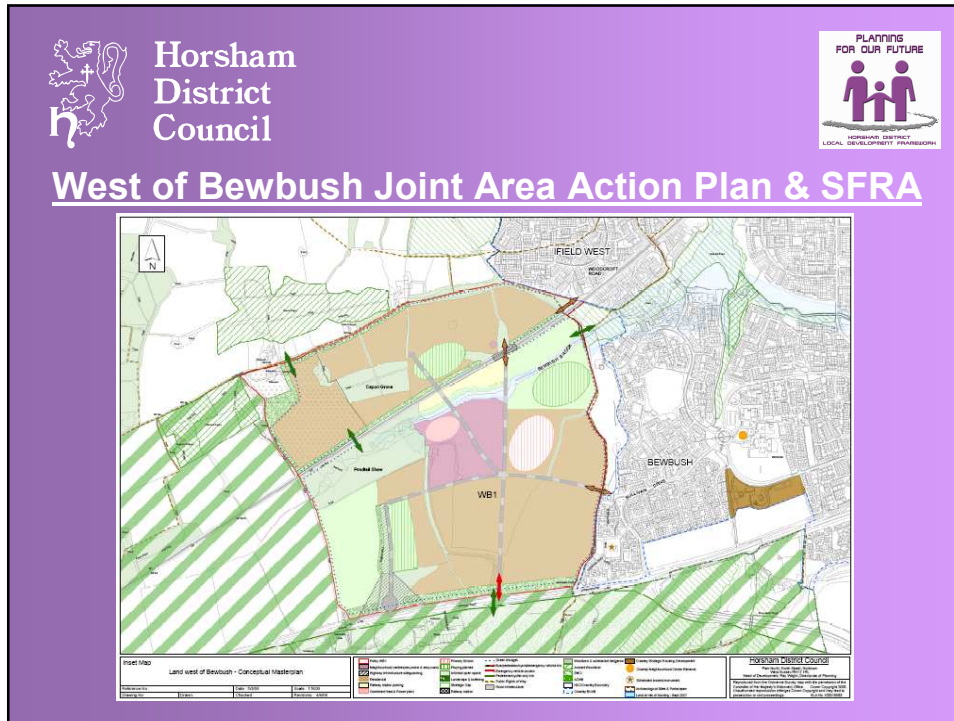
West of Bewbush Joint Area Action Plan & SFRA

The JAAP for the strategic development location is being prepared jointly with **Crawley Borough Council**

The Area falls exclusively within the **Upper Mole Catchment**

3 part SFRA produced jointly by **Horsham DC, Crawley BC and Reigate & Banstead BC** to cover the catchment

SFRA has a more informative role



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Where Next?

In SFRA terms, to ascertain whether the policy approach and content of the SFRA works with a view to amending the policy (if necessary) when a review of the General Development Control Policies DPD is undertaken.

In LDF terms, a review of the Core Strategy (to take into account of the South East Plan, once it is adopted).



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Lessons Learnt & Conclusion

Effective partnership working was vital due to difficulties arising from the timing of the publication of PPS25, its Companion Guide and our DPD production

A pragmatic approach from all partners was required

An annual update will improve the quality of the SFRA due to greater understanding of the requirements and examples of best practice