

Chichester District Council



Flood Risk Sequential & Exceptions Test

April 2024

1. Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires Local Plans to apply a sequential, risk-based approach to development to avoid, where possible, flood risk to people and property. The fundamental principle is set out in paragraph 165 (previously 159) of the NPPF:

“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”

- 1.2 Consequently, as per the NPPF, a sequential approach in relation to flood risk, informed by a Strategic Flood Risk Assessment, is a key aspect of any Local Plan. More specifically, the NPPF requires in paragraph 163 (previously 161) that:

“All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.”

- 1.3 This paper sets out the sequential test in relation to the Local Plan 2021 – 2039 (the ‘Local Plan’) and the exception tests for the sites identified in the Local Plan. This takes into account all sources of flood risk, though as is set out below, this is challenging from a methodological perspective in relation to some sources of flood risk, particularly groundwater, but the council has done all it reasonably can to respond to all sources of flood risk, in a manner which is accepting of the limitations associated with the data currently available.

2. Strategic Flood Risk Assessment

- 2.1 The NPPF requires that strategic policies should be informed by a Strategic Flood Risk Assessment (SFRA) and should manage flood risk from all sources (paragraph 166, previously 160). More details regarding the requirements pertaining to the SFRA are set out in the Planning Practice Guidance¹ and in guidance issued by the Environment Agency².
- 2.2 An SFRA level 1 was produced in order to inform the Preferred Approach consultation in 2018, and then an updated version was commissioned in order to inform the final version of the Plan. This was an iterative process, with an interim version completed in December 2022, and then updated and finalised

¹ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#taking-flood-risk-into-account-in-preparing-plans>

² <https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment>

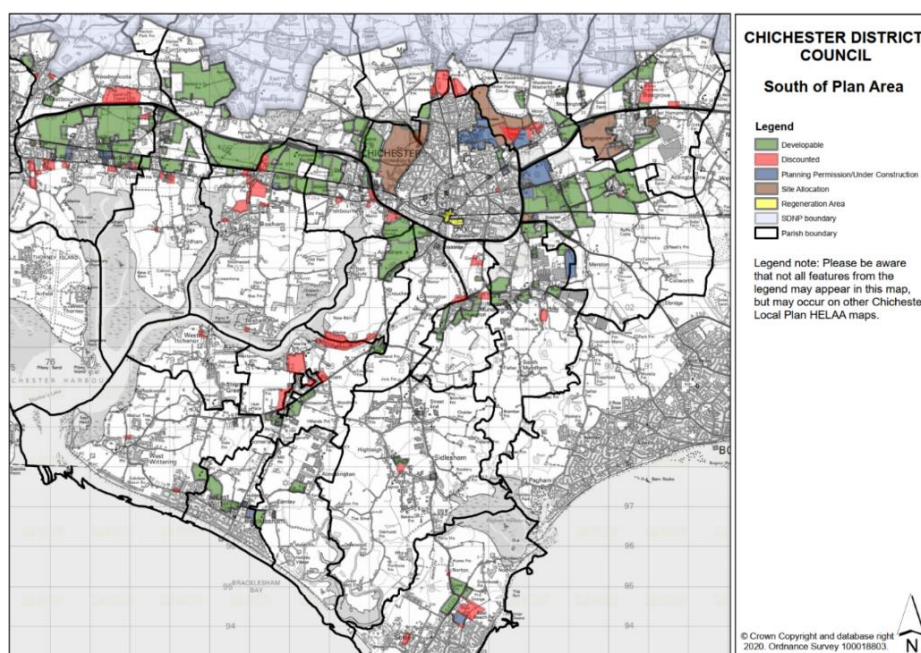
in 2023 in order to incorporate additional modelling flowing from the changes to the PPG in August 2022. The SFRA level 1 was prepared by specialist consultant's JBA (both the 2018 and current version). The level 1 assessment considers all sources of flooding in the plan area and the impacts of climate change. In addition, it provides a methodology for how the sequential test should be applied, established in partnership with the council.

2.3 The level 2 aspects of the SFRA (also produced by JBA) consider the flood risk aspects of potential allocation sites in more detail. Fundamentally, the level 2 assessment establishes whether the developments in question can be made safe (while also not increasing flood risk elsewhere). In so doing, it also provides the basis for carrying out the exception test as set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guide (PPG).

3. Assessment of sites

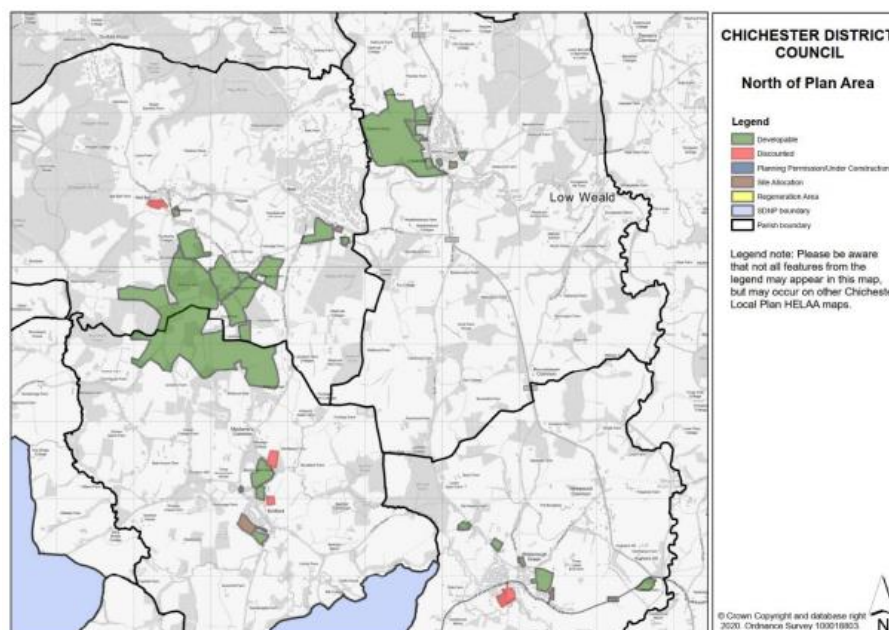
3.1 The Local Plan focuses on strategic scale allocations, and in so doing seeks to provide as much support as possible for neighbourhood planning by supporting the role of parish councils in allocating other development sites. However, this report considers all sites which have been determined to be deliverable or developable in the HELAA in order to ensure that all options have been properly considered and in order to help support the neighbourhood planning process. This approach is also important for ensuring that the plan sets out a suitable development strategy, which is acceptable in flood risk terms, by ensuring that there are allocation options within all of the neighbourhood areas which are potentially appropriate in flood risk terms.

Figure 1 – HELAA sites promoted in the southern plan area³



³ Please note that this map doesn't include sites newly promoted (via the HELAA or Regulation 19 consultation) since the last full HELAA update in 2021.

Figure 2 – HELAA sites in the northern plan area⁴



3.2 Further details on the sites contained within the HELAA are available via the link below:

[Housing and economic land availability assessment: Chichester District Council](#)

3.3 An important aspect of the HELAA is that it forms a first part of the sequential test process in relation to flood risk (which is consistent with the guidance set out in the PPG⁵). More specifically, the HELAA determined that sites were not suitable for development where the sites were located within the functional flood plain (flood zone 3b), flood zone 3a or largely or wholly affected by flood risk due to climate change (as per the climate change allowances at that time).

3.4 Furthermore, in the case of sites partly affected by existing flood zones 2 or 3, or climate change flood risk, or sites for which access could be restricted due to current or future flood risk, estimated developable areas, uses and yields were informed by these constraints in order to limit vulnerable development taking place in principle within the parts of the site identified to be at risk of flooding.

3.5 Consequently, the HELAA, and hence the development options considered as part of the LPA 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. This report also

⁴ Please note that this map doesn't include sites newly promoted (via the HELAA or Regulation 19 consultation) since the last full HELAA update in 2021.

⁵ Paragraph: 022 Reference ID: 7-022-20140306

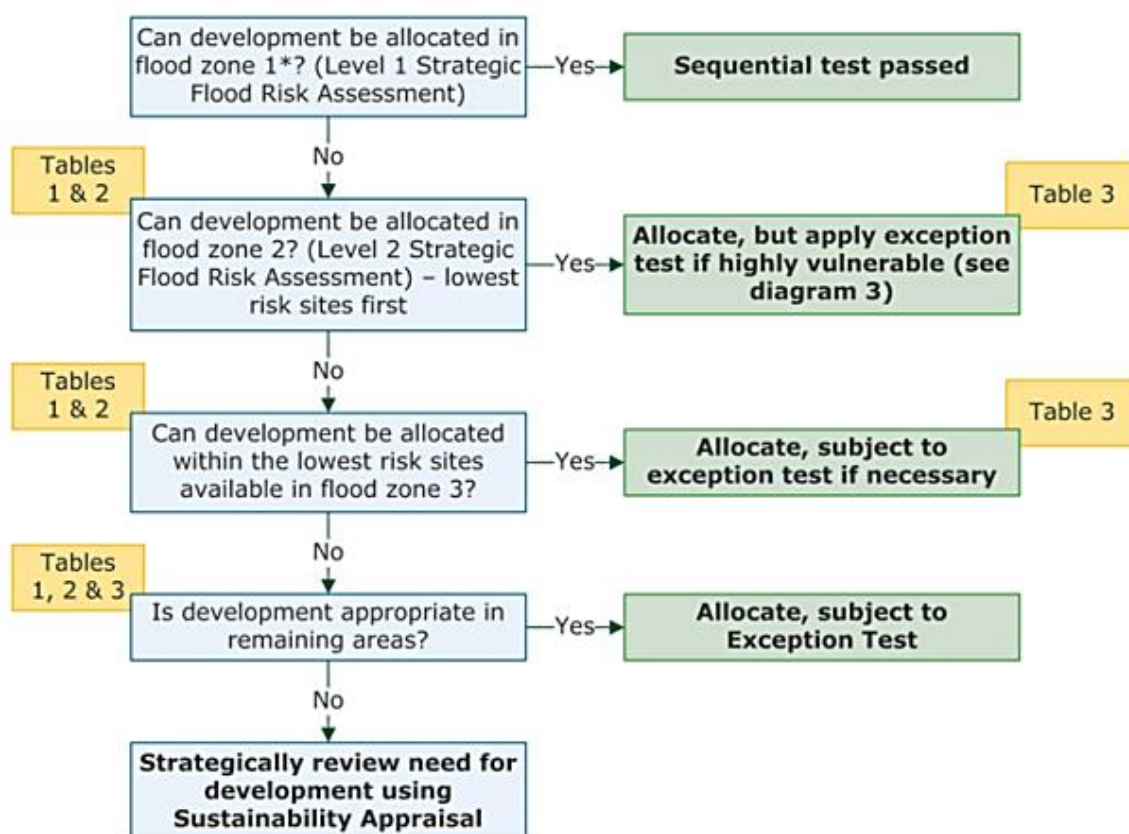
utilises the latest SFRA, whereas the HELAA has not yet been updated in order to reflect the new SFRA, and therefore in some respects this sequential test process updates the flood risk component of the HELAA process.

4. The sequential test

4.1 The NPPF sets out the essential requirements of the sequential test in paragraph 168 (previously 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 PPG includes a diagram which sets out the how the process functions⁶:



4.3 It should be noted that the diagram has not been updated in order to reflect the need to consider all sources of flooding. Consequently, it does not address how to tackle the full range of flood risks as part of the sequential

⁶https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/963382/Diagram_2.pdf

test, meaning that the LPA is required to establish its own methodology in this regard, though clearly this has been heavily informed by the SFRA. The full details of the methodology, as devised by JBA in partnership with the council, are set out in appendix L of the SFRA level 1 2023.

- 4.4 In essence the methodology seeks to establish the sites which are most sequentially 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 for which there is competent mapping, namely present day and future fluvial and tidal flooding and surface water flooding (incorporating climate change). The other sources of flood risk do not benefit from competent mapping but have been considered in more detail in the SFRA level 2 (this is explained in more detail in appendix L).
- 4.5 As per the PPG, where possible, the sources of flood risk have been given a set of parameters for determining low, medium or high risk. In addition, in order to give the sites an overall score, a 'preferability' rating, reflective of the low, medium, high approach has been provided. This preferability score is a mechanism for guiding development to sites with the lowest flood risk, and is essentially predicated on the degree of site coverage pertaining to any flood risk, as for example it would be preferable to direct development to a site where 20% of the site is affected by flood risk, compared with one which is 50% at risk of flooding, and similarly a site which is 50% at risk is preferable to one which is 100% at risk.
- 4.6 Appendix 1 sets out the findings in relation to the sequential preferability of HELAA sites in relation to flood risk. This has been updated vis-à-vis the Regulation 19 version in order to reflect updates made to the mapping and the sequential test methodology as part of the final version of the SFRA (2023) that replaced the interim version (2022). The changes to the mapping were minimal and hence result in virtually no changes. However, the changes to the methodology were more significant, this encompasses splitting the climate change scenario into two different categories entailing future flood zone 2 and future flood zone 3. This has led to a somewhat stricter test than was previously applied, though it has not significantly affected the overall position in terms of numbers of sites passing or failing the sequential test. Changes with respect to individual sites are set out in the notes section of the matrix which is set out in Appendix 1 below. Appendix 1 also includes additional sites which have subsequently been promoted via the HELAA or through the Regulation 19 consultation.

5. Conclusion/appraisal of site options

- 5.1 In terms of site allocations in the Local Plan, all of the allocations apart from Southern Gateway are sequentially preferable in that they are not at any significant risk from flooding, at least in terms of what can be accurately tested through this process. Where the sites do involve limited areas of flood risk the sites will be developed in a manner which accords with national policy

requirements to direct development to the parts of the site which are not at flood risk, and the site-specific allocation policies will ensure that this is the case.

- 5.2 The exception to the above is the Southern Gateway site, and within it the Police Field site allocation (policies A3 – 5). Parts of this area are at risk of flooding. However, the council considers that, given the sustainability of the location, the site should still be considered acceptable in sequential test terms if there are no other similarly sustainable sites which are reasonably available. This interpretation is considered to accord with the NPPF paragraph 169 (previously 163) which states that:

*“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.”* (emphasis added)

- 5.3 In this regard, given that Chichester is the most sustainable settlement within the plan area then reasonably available would encompass other sites within the existing Chichester settlement policy boundary. In this sense there are no reasonably available alternative sites as the rest of the sites which meet that criteria within Chichester form part of the basis of the neighbourhood plan allocation figure for Chichester and are hence not alternatives to the Southern Gateway site.
- 5.4 It is also important to consider the ramifications of the sequential test outcome for housing distribution. Generally, there are a wide range of potential development sites which are at low risk of flooding in most parishes. However, this is not the case along the Manhood Peninsula coastline, and in flood risk terms it is considered sequentially preferable to minimise the amount of new development in that location, unless additional site options at lower risk of flooding can be identified. More specifically, the sequential test demonstrates that the three large sites in East Wittering/Bracklesham and West Wittering are at susceptible to future flood risk. In addition, the SFRA level 2 illustrates that there are concerns regarding Selsey owing to flood risk in relation to the B2145.
- 5.5 As has been referred to above, in order to prioritise development in sustainable locations the amount of development in Chichester has been emphasised in the spatial strategy generally, however, the city does include a number of sites which are at risk of flooding. Aside from Southern Gateway, sites will be allocated through the neighbourhood planning process, and that process will in itself also need to follow a sequential testing process in relation to flood risk, and presumably will be informed by a further call for sites, which will provide another opportunity to seek sites which are similarly sustainable while being at a lower risk of flooding.

6. The exception test

6.1 The NPPF sets out the essential requirements of the exception test in paragraph 169 – 171 (previously 163 – 165):

“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.

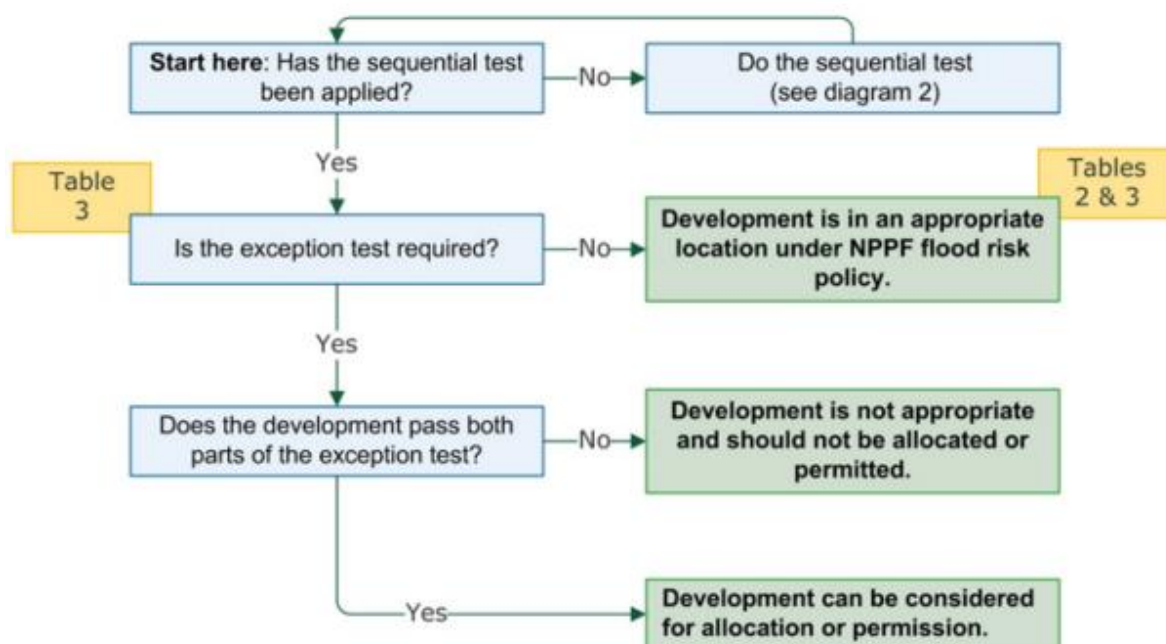
170. The application of the exception test should be informed by a strategic or site-specific flood risk assessment, depending on whether it is being applied during plan production or at the application stage. To pass the exception test it should be demonstrated that:

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

6.2 The PPG does not include any specific guidance in terms of how the exception test should be applied in the specific Local Plan context. However, it does contain a diagram setting out how it should be applied in that context:



- 6.3 Clearly, 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.
- 6.4 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 below:

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 *	Exception Test required *	X	X	X	✓*

Key:

✓ Development is appropriate

X Development should not be permitted.

- 6.5 However, this diagram has yet to be updated in order to reflect the full range of flood risks referred to elsewhere in national guidance.

Exception tests conducted

- 6.6 As has been referred to above, of the proposed allocations, only the Southern Gateway/Police Field site is at risk of flooding in relation to sources which can be assessed as part of the sequential test. However, national policy requires the consideration of all sources. This is problematic in the context of the Chichester plan area, as most sites are at some risk of groundwater flooding, as it is generally a flat coastal plain (in relation to the southern plan area). Unfortunately, this is not something which can be assessed as part of the sequential test as competent mapping is not available in this regard. Consequently, in order to ensure that all flood risk has been considered the council commissioned a level 2 SFRA of key potential development sites and has also carried out the exception test on proposed site allocations in recognition that they could be at risk of flooding. These are set out in full in the appendix 2 below.

7. Conclusions in relation to the exception tests

- 7.1 The council has directed development to the most sustainable locations, and this combined with the 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 sites allocated.
- 7.2 The Southern Gateway site involves the highest degree of flood risk, but also offers a wide array of sustainability and community benefits, which easily outweigh the limited flood risk. Significant flood defences are also in place in the proximity of the site. The SFRA level 2 sets out a range of mitigation measures which will need to be adhered to in future site-specific flood risk assessments along with the masterplanning and development of the site/area, and will need to be reflected in the site specific policy.
- 7.3 The other sites are generally only susceptible to groundwater flood risk, though with some limited areas of surface water flooding. These sites have only been assessed against the exception test to cover off any strict interpretation of national guidance, as while the sites pass the sequential test, they are still at some risk from groundwater flooding, though the same could be said of all sites in the southern plan area. Nevertheless, the SFRA considers that mitigation measures are available to address these concerns in relation to all of the sites and hence they are all considered to pass the exception test.

Appendix 1 – sequential testing of HELAA sites

Site Ref:	Address	Parish	Size (ha)	Units	Present Day Flood Zone	Fluvial Climate Change High risk (Central or Upper End)	Fluvial Climate Change Medium Risk (Central or Upper End)	Tidal Climate Change High Risk (2096/2121 Upper End or 2100 H++)	Tidal Climate Change Medium Risk (2096/2121 Upper End or 2100 H++)	Surface water, including climate change	Preferability: preferred (lowest risk); less preferred; least preferred (highest risk)	Change to Preferability from Jan 23?	Notes
HAP0003b	Land south west of Stockbridge	Apuldram	20.8	728	97% FZ1	0% affected	0% affected	45% affected	51% affected	2% affected	Least preferred	Yes - previously Less Preferred on basis of 45% of site affected by tidal climate change risk	Assumption is that this would be an urban extension and hence Upper End/H++ has been used. A lower figure would potentially mean that the lower climate change allowance may be more appropriate, and hence the site would be more acceptable.
HAP0004	Land west of Donnington Business Park	Apuldram	3.4	81	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HAP0005a	Crouchers Farm	Apuldram	0.34	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HAP0005b	Land at Crouchers Farm	Apuldram	1.49	45	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	
HBI0007	Land at Kelly's Nursery, Bellfield Nursery and Koolbergen Nursery	Birdham	3.3	70	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HBI0009	Land at Common Piece	Birdham	0.4	12	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HBI0012	Land at Seldens/Koolbergen and Ramsay	Birdham	1.6	34	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HBI0022	Land at Whitestone Farm	Birdham	6.5	225	100% FZ1	0% affected	0% affected	0% affected	0% affected	4% affected	Preferred	No	
HBI0023	Wophams Lane Nursery/The Barnyard	Birdham	6	115	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	
HBI0025	Land south and east of Russell's Garden Centre	Birdham	2.9	75	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HBI0026	Russell's Garden Centre	Birdham	0.8	25	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HBI0028	Pinks Four, Bell Lane	Birdham	1.3	8	100% FZ1	0% affected	0% affected	0% affected	0% affected	7% affected	Preferred	No	
HBI0029/29a	Land at Garden Cottage, north of Tawny Nursery	Birdham	2.1	50	100% FZ1	0% affected	0% affected	0% affected	0% affected	7% affected	Preferred	No	
HBO0002a	Highgrove Farm, Main Road	Bosham	10.5	250	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	Planning permission now granted on appeal.
HBO0003	Land south of Willowfield	Bosham	1.5	36	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HBO0008	Railway Arch	Bosham	1.6	56	22% FZ2, 2% FZ3a, 11% FZ3b	26% affected	54% affected	0% affected	0% affected	60% affected	Least preferred	Yes - Newly assessed site	
HBO0009	Ham Farm	Bosham	21	480	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HBO0011	Kenwoods, Main Road	Bosham	2	50	100% FZ1	0% affected	0% affected	0% affected	0% affected	7% affected	Preferred	No	
HBO0022a	The French Gardens	Bosham	4.3	150	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HBO0023	Knapp Farm	Bosham	0.4	8	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HBO0024	Land east of Ratham Lane	Bosham	0.37	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	13% affected	Preferred	No	
HBO0025	Land north of Bosham/ Broadbridge	Bosham	c.100	2500	96% FZ1	4% affected	5% affected	0% affected	0% affected	8% affected	Preferred	No	Urban extension/new settlement - Upper End/H++ used.
HBX0002a	Land north of Boxgrove Primary School	Boxgrove	2	50	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	
HBX0002b	Land north west of Boxgrove Primary School	Boxgrove	8	224	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	
HBX0003a	Land south of Crouch Cross Lane	Boxgrove	4.7	115	100% FZ1	0% affected	0% affected	0% affected	0% affected	15% affected	Preferred	No	
HBX0006	Land east of The Street	Boxgrove	1.25	30	100% FZ1	0% affected	0% affected	0% affected	0% affected	25% affected	Less preferred	No	
HBX0007	Land north of Boxgrove Priory	Boxgrove	3	72	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	No	
HBX0010	Stane Street Halnaker	Boxgrove	0.87	24	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	

HBX0011	Farm Buildings North (Land North of Temple Bar Business Centre)	Boxgrove	0.96	30	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HBX0012	Land South of Corner Cottage	Boxgrove	1.21	42	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HBX0013	Land east of Strettington Lane	Boxgrove	0.71	23	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	
HBX0015	Land on the north west side of 56 Stane Street, Halnaker	Boxgrove	1.7	25	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HBX0025	Land at Tinwood	Boxgrove	3	105	100% FZ1	0% affected	0% affected	0% affected	0% affected	18% affected	Preferred	Yes - Newly assessed site	
HCC0002	West of Chichester	Chichester City	122	150	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	Existing allocation in current LP carried forward. 150 units would be in addition to existing allocation.
HCC0009	Land at St Pancras	Chichester City	0.45	20	100% FZ1	0% affected	2% affected	0% affected	0% affected	2% affected	Preferred	No	
HCC0024	Graylingwell school site	Chichester City	2.4	94	90% FZ1	7% affected	11% affected	0% affected	0% affected	7% affected	Preferred	Yes - Newly assessed site	
HCC0025	Land south of Graylingwell Drive	Chichester City	7.3	160	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	Yes - Newly assessed site	Under construction
HCC0027	Portfield Football Ground	Chichester City	1.9	99	85% FZ1	9% affected	16% affected	0% affected	0% affected	2% affected	Preferred	Yes - Newly assessed site	
HCC0029b	Bartholomews, Bognor Road	Chichester City	0.35	19	97% FZ1	0% affected	4% affected	0% affected	0% affected	11% affected	Preferred	No	Planning application refused January 2024 - 21/00382/FUL
HCC0035	Land at the Tannery, Westgate	Chichester City	0.4	30	89% FZ1	11% affected	12% affected	0% affected	0% affected	3% affected	Preferred	No	
HCC0037	Land at Fairyhill/Fairy Cottage	Chichester City	1.57	20	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HCC0038	Land north of New Bridge Farm	Chichester City	11	264	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HCC0039	Salthill Park/land east of Salthill Road	Chichester City	25	600	100% FZ1	0% affected	0% affected	0% affected	0% affected	4% affected	Preferred	No	Given the size of the site it could constitute an urban extension and hence H++ has been used.
HCC0040a	Metro House, Northgate	Chichester City	0.2	20	22% FZ2	0% affected	22% affected	0% affected	0% affected	0% affected	Less preferred	No	Other sites should be considered at the neighbourhood plan allocation stage in order to establish if other sequentially preferable sites are available.
HCC0042	Land adjacent to Chichester Nursery School	Chichester City	0.3	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	
HCC0050b	Part of Barnfield/north of Lidl (phase 2)	Chichester City	4.25	50	21% FZ2, and 3% FZ3b	3% affected	27% affected	0% affected	0% affected	20% affected	Less preferred	No	Other sites should be considered at the neighbourhood plan allocation stage in order to establish if other sequentially preferable sites are available.
HCC0057	Land north of Brandy Hole Lane	Chichester City	9	300	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	
HCC0058	12-18 West Street and 51-55 Tower Street	Chichester City	0.3	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HCC0059	Land west of C & J Marine, Clay Lane	Chichester City	0.5	9	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HCC0060	22 Freeland Close	Chichester City	0.1	14	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	Under construction
HCC0061	Southern Gateway	Chichester City	12	mixed use	62% FZ1, 2%FZ1, 32%FZ3a	37% affected	39% affected	0% affected	0% affected	17% affected	Less preferred	No	
HCC0062	Land at Clay Lane, north of railway	Chichester City	2	60	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	Entails an extension to the settlement policy boundary rather than specific development site.
HCC0063	New Bridge Farm, Clay Lane	Chichester City	3.1	60	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HCH0003	Land north of Aviary Close	Chidham & Hambrook	1.2	39	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	

HCH0004	Land east of Broad Road	Chidham & Hambrook	3.9	110	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HCH0007a	Land at Cox's Barn	Chidham & Hambrook	11.9	300	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HCH0008	Land south of The Avenue and east of Broad Road	Chidham & Hambrook	1.1	35	100% FZ1	0% affected	0% affected	0% affected	0% affected	13% affected	Preferred	No	
HCH0009	Land at Springfield House	Chidham & Hambrook	0.8	25	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HCH0012a	Flatt Farm, Land east of Broad Road	Chidham & Hambrook	15	300	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	Large part of site granted permission on appeal August 2023.
HCH0014a	Pottery Field, Land west of Nutbourne East	Chidham & Hambrook	6.2	217	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	
HCH0019b	Land at Flat Farm	Chidham & Hambrook	1.4	40	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HCH0022	Land at Cuckoos Corner	Chidham & Hambrook	5	175	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HCH0023	Land to the north of Far Close and Oaklands/ Chaswood Nursery	Chidham & Hambrook	1.4	44	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HCH0024	Land at Scant Road West	Chidham & Hambrook	3	80	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HCH0025	Land at Coombe Leigh	Chidham & Hambrook	0.8	27	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	No	
HCH0027	Land east of Flat Farm	Chidham & Hambrook	10	240	100% FZ2	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HCH0030	Prospect Farm, Cutmill View	Chidham & Hambrook	6.2	87	100% FZ1	0% affected	0% affected	2% affected	1% affected	0% affected	Preferred	Yes - Newly assessed site	
HE0001	133-137 Almodington Lane, Earnley, PO20 7JR	Earnley	9	216	90% FZ1	0% affected	0% affected	0% affected	4% affected	4% affected	Preferred	No	
HE0002	Land south of Clappers Lane	Earnley	9	69	4% FZ2, 10% FZ3a, 10% FZ3b	0% affected	0% affected	83% affected	89% affected	0% affected	Least preferred	No	Outline permission granted - 20/03125/OUT
HE0003	Earnley Concourse, Drove Lane, O20 7JL	Earnley	0.92	22	100% FZ1	0% affected	0% affected	5% affected	16% affected	0% affected	Preferred	No	Outline permission granted - 19/02493/OUT
HEWB0001a	Land at Bracklesham Lane (south)	East Wittering and Bracklesham	9.88	212	14% FZ2, 21% FZ3a, 24% FZ3b	0% affected	0% affected	100% affected	100% affected	6% affected	Least preferred	No	
HEWB0002a	Land at Bracklesham Lane (north)	East Wittering and Bracklesham	16	325	13% FZ2, 10% FZ3a, 3% FZ3B	1% affected	1% affected	92% affected	94% affected	1% affected	Least preferred	No	
HEWB0008	Sunlands	East Wittering and Bracklesham	0.15	5	100% FZ1	0% affected	0% affected	47% affected	82% affected	0% affected	Least preferred	Yes - previously Less Preferred on basis of 47% of site affected by tidal climate change risk	
HEWB0013	Land north of the Lively Lady	East Wittering and Bracklesham	0.1	9	100% FZ1	0% affected	0% affected	60% affected	82% affected	0% affected	Least preferred	Yes - Newly assessed site	
HFB0004a	Land west of Blackboy Lane	Fishbourne	7.1	250	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HFB0006	Land to the East of South Barn, Fishbourne	Fishbourne	0.3	8	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HFB0007	Land east of Clay Lane	Fishbourne	0.96	23	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HFB0012	Land at Clay Lane	Fishbourne	1.5	70	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HFB0015	Land at Fishbourne Roman Palace	Fishbourne	0.5	15	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HFB0016	Land at Deeside Avenue	Fishbourne	3.7	50	100% FZ1	0% affected	0% affected	0% affected	0% affected	8% affected	Preferred	No	
HFB0018a	Land west of Clay Lane	Fishbourne	3.6	80	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	No	
HFB0021	Land north of Godwin Way	Fishbourne	0.7	15	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HFB0022	Land West of Fishbourne, Ham Farm, Broadbridge	Fishbourne	12.5	300	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HFB0023	Land at Four Ways, Clay Lane	Fishbourne	0.4	15	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HFB0025	Land East of Poltooks Farm, Clay Lane	Fishbourne	6.9	210	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	

HFB0027	Land at Lawrence Farm	Fishbourne	3.67	25	100% FZ1	0% affected	0% affected	77% affected	90% affected	9% affected	Least preferred	Yes - Newly assessed site	
HFB0029	Plot 1, Clay Lane	Fishbourne	0.5	15	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HFU0002	Land West of Cheesemans Lane	Funtington	2.5	70	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HFU0003a	Land south west of Funtington	Funtington	c.100	2000	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	Given the size of the site it could constitute a new settlement and hence H++ has been used.
HFU0004	Site 1, Northlands	Funtington	10	240	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	
HFU0005	Site 2, Northlands	Funtington	6	144	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HFU0006	Site 3, Northlands	Funtington	4.8	115	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HFU0007	Land south-west of Newells Lane	Funtington	2.6	78	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HFU0008	Land north-east of Newells Lane	Funtington	1.8	50	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	
HFU0009	Waterloo Farm, Southbrook Road	Funtington	5.136	80	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HFU00010	Mudberry Barn	Funtington	0.35	7	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HHN0003	Reedbridge Farm	Hunston	0.38	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	46% affected	Less preferred	No	
HHN0004	Land south of Carmelite Convent	Hunston	3.63	125	100% FZ1	0% affected	13% affected	0% affected	0% affected	7% affected	Preferred	Yes - Newly assessed site	
HHN0006	Bridge Farm, west of Little Boultons	Hunston	1.32	40	100% FZ1	0% affected	0% affected	4% affected	7% affected	1% affected	Preferred	No	
HHN0007	Land east of Foxbridge Drive	Hunston	4.3	80	100% FZ1	0% affected	0% affected	0% affected	0% affected	35% affected	Less preferred	No	
HHN0011	Hunston Dairy Farm	Hunston	3.77	130	100% FZ1	0% affected	0% affected	0% affected	0% affected	39% affected	Less preferred	Yes - Newly assessed site	
HHN0012	Land at Chrislee	Hunston	1.7	41	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HHN0013	Land at Bridge Farm (north)/Orchardside	Hunston	3.27	98	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HHN0014	Land at Farmfield Nursery	Hunston	1.8	50	100% FZ1	0% affected	0% affected	18% affected	32% affected	0% affected	Less preferred	Yes - previously Preferred on basis of 18% of site affected by tidal climate change risk	
HHN0015	Lomas and Sons Farm/Hunston Village Dairy	Hunston	2.5	60	100% FZ1	0% affected	0% affected	0% affected	0% affected	4% affected	Preferred	No	
HHN0016	Land east of Hunston	Hunston	15.3	104	81% FZ1, 19% FZ2	0% affected	0% affected	46% affected	59% affected	12% affected	Least preferred	Yes - previously Less Preferred on basis of 46% of site affected by tidal climate change risk	
HKD0001a	Land at Townfield	Kirdford	3.37	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	Yes - Newly assessed site	
HKD0001b	Land at Townfield	Kirdford	2	40	86% FZ1, 14% FZ2	0% affected	0% affected	0% affected	0% affected	11% affected	Preferred	No	
HKD0007	Land east of Bramley Close	Kirdford	1.6	45	100% FZ1	0% affected	0% affected	0% affected	0% affected	19% affected	Preferred	No	
HKD0008	Land at Cornwood / School Court	Kirdford	0.25	9	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	Yes - Newly assessed site	
HKD0009	Land north of Bramley Close	Kirdford	1.9	49	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HKD0010	Heron's Farm	Kirdford	8.4	202	100% FZ1	0% affected	0% affected	0% affected	0% affected	10% affected	Preferred	No	
HKD0011	Heron's Farm (Parcel A)	Kirdford	6.52	157	100% FZ1	0% affected	0% affected	0% affected	0% affected	11% affected	Preferred	No	
HKD0012	Heron's Farm (Parcel C)	Kirdford	0.9	21	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HKD0013	Heron's Farm (Parcel D)	Kirdford	2	48	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	Yes - Newly assessed site	
HLV0005	Land north of Maddox Wood	Lavant	2.2	6	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	Yes - Newly assessed site	
HLV0007	Raughmere Farm	Lavant	17	140	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	Yes - newly assessed site	
HLX0003	Land at Hawthorn Cottage	Loxwood	0.6	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HLX0004	Land at Loxwood House	Loxwood	1.8	32	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	No	
HLX0005a	Land to rear of Black Hall	Loxwood	0.8	25	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HLX0006	Land north east of Mellow	Loxwood	0.4	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HLX0007a	Land south of Loxwood Place Farm	Loxwood	1.1	25	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	

HLX0010a	Land south of Farm Close	Loxwood	0.8	17	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - newly assessed site	
HLX0013a	Land east of Pond Copse Lane	Loxwood	2.5	60	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	Completed
HLX0014	Land at Woolspinners	Loxwood	0.2	5	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HLX0015	Orchard House	Loxwood	0.6	15	92% FZ1, 1% FZ2, 7% FZ3b	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	No	
HLX0016	Land west of Loxwood	Loxwood	47	325	97% FZ1, 2% FZ2, 1% FZ3b	1% affected	0% affected	0% affected	0% affected	8% affected	Preferred	No	Given the scale of the site H++ has been used.
HLX0017	Land at the Wharf	Loxwood	0.5	21	18% FZ2	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	Yes - Newly assessed site	
HLY0007a	Land at Sturt Road	Lynchmere	6.78	10	98% FZ1	0% affected	0% affected	0% affected	0% affected	24% affected	Less preferred	No	
HYL0009	Land to the north of Linchmere Road	Lynchmere	1.35	6	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	
HNM0003	Land east of Hermitage Close	North Mundham	1.4	40	100% FZ1	0% affected	0% affected	0% affected	0% affected	14% affected	Preferred	No	
HNM0007	Land north of Brook Cottage and south of Lagness Road	North Mundham	0.5	25	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HNM0008a	Land between North Mundham and Runcton	North Mundham	0.37	15	69% FZ1, 23% FR2, 8% FR3b	0% affected	0% affected	61% affected	36% affected	15% affected	Least preferred	No	
HNM0009	Land east of the Spinney	North Mundham	0.2	9	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HNM0011	Land west of Church Road	North Mundham	0.8	22	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HNM0011a	Land south of Pigeon House Farm	North Mundham	0.5	15	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HNM0012a	Land to south of B2166	North Mundham	7.4	200	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	Planning permission granted on part of site August 2021 - 20/01686/FUL
HNM0012b	Lowlands and land to south	North Mundham	7.2	172	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	No	Planning permission granted December 2023 - 20/02989/FUL
HNM0013	Land at Charmans, North of Lagness Road	North Mundham	5	120	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	Outline application received resolution to grant consent in November 2023 - 22/02191/OUT
HNM0015	Walnut Tree Field	North Mundham	3	100	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	
HNM0016	Land at Deltoid Field, east of Vinnetrow Road	North Mundham	2	40	100% FZ1	0% affected	4% affected	0% affected	0% affected	3% affected	Preferred	No	
HNM0017a	Land south of Bognor Road	North Mundham	19	5	100% FZ1	0% affected	5% affected	0% affected	0% affected	2% affected	Preferred	Yes - Newly assessed site	5 G&T sites
HNM0018	Land east of Runcton Lane	North Mundham	3.46	50	7% FZ2, 81% FZ3a, 8% FZ3b	0% affected	0% affected	100% affected	100% affected	9% affected	Least preferred	Yes - Newly assessed site	
HNM0019	Land at Stoney Meadow Farm	North Mundham	15.3	225	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	
HNM0020	Vinnetrow Business Park	North Mundham	2.52	20	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HOV0001	Westside House	Oving	1	30	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	
HOV0005a	Drayton Manor Former Landfill Site	Oving	20	500	99% FZ1, 1% FZ2	0% affected	1% affected	0% affected	0% affected	5% affected	Preferred	No	
HOV0006	Lansdowne Nursery	Oving	2	48	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HOV0011	Chichester Garden Centre	Oving	2.3	55	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	
HOV0012	Sherwood Nursery	Oving	0.6	15	100% FZ1	0% affected	0% affected	0% affected	0% affected	33% affected	Less preferred	No	
HOV0013	Land at Shopwyke Industrial Centre	Oving	0.4	20	78% FZ1, 22% FZ2	0% affected	83% affected	0% affected	0% affected	1% affected	Least preferred	Yes - previously Less Preferred based on present flood risk only	
HOV0015a	Land at Oving Manor	Oving	0.4	9	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HOV0016	Land west of Gribble Lane	Oving	2	48	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HOV0017	Land east of Drayton Lane	Oving	30	700	87% FZ1, 4% FZ2, 9% FZ3b	7% affected	11% affected	0% affected	0% affected	3% affected	Preferred	No	Given the size of the site H++ has been used.

HOV0018	Land west of Jubilee Hall	Oving	0.21	5	100% FZ1	0% affected	0% affected	0% affected	0% affected	38% affected	Less preferred	Yes - Newly assessed site	
HOV0019	Land surrounding Oving	Oving	60	1440	94% FZ1, 5% FZ2, 1% FZ3a	5% affected	8% affected	0% affected	0% affected	8% affected	Preferred	No	Given the size of the site H++ has been used.
HOV0020	Land at Drayton	Oving	36	500	100% FZ1	0% affected	10% affected	0% affected	0% affected	8% affected	Preferred	No	Given the size of the site H++ has been used.
HOV0023	Land west of Shopwyke Grange	Oving	0.79	25	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HPI0002	Land south east of Foxbridge Cottage	Plaistow and Ifold	7	150	99% FZ1	0% affected	0% affected	0% affected	0% affected	7% affected	Preferred	No	
HPI0004	Land at Springfield Farm	Plaistow and Ifold	0.5	15	72% FZ1, 5% FZ2, 23% FZ3b	0% affected	0% affected	0% affected	0% affected	54% affected	Least preferred	No	
HPI0005	Land north of Todhurst	Plaistow and Ifold	1.77	43	100% FZ1	0% affected	0% affected	0% affected	0% affected	18% affected	Preferred	Yes - Newly assessed site	
HPI0008	Land north of Little Springfield Farm	Plaistow and Ifold	0.53	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HPI0009	Crouchlands Farm	Plaistow and Ifold	25	600	100% FZ1	0% affected	0% affected	0% affected	0% affected	17% affected	Preferred	No	Given the size of the H++ has been used.
HPI0010	Land opposite the Village Green, Plaistow	Plaistow and Ifold	0.8	30	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HPI0011	Land to Rear of Felside, Chalk Road, Ifold	Plaistow and Ifold	0.8	28	100% FZ1	0% affected	0% affected	0% affected	0% affected	20% affected	Less preferred	Yes - Newly assessed site	
HPI0012	Nell Ball Farm	Plaistow and Ifold	0.83	12	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HSY0002	Compton Farm Shop	Selsey	0.18	6	100% FZ1	0% affected	0% affected	100% affected	100% affected	20% affected	Least preferred	Yes - Newly assessed site	
HSY0003a	Land at Park Farm	Selsey	0.5	38	100% FZ1	0% affected	0% affected	45% affected	49% affected	1% affected	Less preferred	No	
HSY0006	Land west of the Paddocks	Selsey	2.74	50	17% FZ2, 26% FZ3a	0% affected	0% affected	100% affected	100% affected	0% affected	Least preferred	Yes - Newly assessed site	
HSY0010a	North Selsey	Selsey	15	250	100% FZ1	0% affected	0% affected	89% affected	96% affected	3% affected	Least preferred	Yes - Newly assessed site	
HSY0010b	Land west of Park Farm	Selsey	11	264	100% FZ1	0% affected	0% affected	0% affected	1% affected	1% affected	Preferred	No	
HSY0010c	Land adjacent to Rectory Lane	Selsey	16	376	100% FZ1	0% affected	0% affected	2% affected	6% affected	0% affected	Preferred	No	
HSY0013	Ellis Square	Selsey	0.4	15	100% FZ1	0% affected	0% affected	88% affected	89% affected	36% affected	Least preferred	Yes - Newly assessed site	
HSY0014	Land north of Golf Links Lane	Selsey	5.46	120	12% FZ2, 8% FZ3a	0% affected	0% affected	76% affected	80% affected	2% affected	Least preferred	Yes - Newly assessed site	
HSI0001	Land north of Keynor Cottage	Selsey	3.3	40	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HSI0002a	Lambkins, Street End Road	Sidlesham	1.1	26	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HSI0004	Land at Greenwood Plants	Sidlesham	2.8	67	100% FZ1	0% affected	0% affected	1% affected	4% affected	2% affected	Preferred	No	
HSB0001a	Land at Willowbrook Riding Centre	Southbourne	4	120	100% FZ1	0% affected	0% affected	0% affected	0% affected	11% affected	Preferred	No	
HSB0005a	Land at 139 Wayside	Southbourne	0.7	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	9% affected	Preferred	No	
HSB0006a	Land north of Woodfield Park Road	Southbourne	1.3	25	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HSB0007	Land north of Penny Lane South	Southbourne	5.4	170	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HSB0008b	Nellie's Field (west)	Southbourne	0.53	19	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HSB0009	Land at Hamcroft	Southbourne	3.15	95	97% FZ1, 3% FZ2	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HSB0012a	The Oaks	Southbourne	3.6	80	97% FZ1, 3% FZ2	0% affected	0% affected	2% affected	3% affected	4% affected	Preferred	No	22/01283/FULEIA (103 dwellings). Appeal allowed.
HSB0012b	Harris Scrapyard	Southbourne	2.6	20	31% FZ2, 41% FZ3b	0% affected	0% affected	1% affected	1% affected	52% affected	Least preferred	Yes - Newly assessed site	
HSB0015a	Land south of Cooks Lane (The Paddocks)	Southbourne	4.5	112	100% FZ1	0% affected	0% affected	0% affected	0% affected	17% affected	Preferred	No	
HSB0022a	Land west of Tuppenny Lane	Southbourne	4	110	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	
HSB0024	Land west of Bourne Community College	Southbourne	4.4	130	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	No	

HSB0026a	Land at Cooks Farm	Southbourne	2.2	52	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HSB0027	Land south of West View Cottages	Southbourne	0.8	31	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HSB0029	Camping and Caravanning Club	Southbourne	1.1	30	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HSB0033	Land north of Priors Leaze Lane	Southbourne	0.7	19	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HSB0034	Land south of Inlands Barn	Southbourne	2.8	92	100% FZ1	0% affected	0% affected	0% affected	0% affected	29% affected	Less preferred	No	
HSB0037a	Land between Southbourne and Hambrook	Southbourne	72.35	2000	100% FZ1	0% affected	0% affected	0% affected	0% affected	4% affected	Preferred	No	
HSB0037a	Land between Southbourne and Hambrook	Southbourne	12.88	See entry 195	92% FZ1, 2% FZ2, 6% FZ3b	0% affected	0% affected	0% affected	0% affected	15% affected	Preferred	No	
HSB0037a	Land between Southbourne and Hambrook	Southbourne	5.01	See entry 195	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HSB0037b	Land north of A27	Westbourne	33	1155	100% FZ1	0% affected	0% affected	0% affected	0% affected	4% affected	Preferred	Yes - Newly assessed site	
HSB0039a	Land west of Newton	Southbourne	2.4	65	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HSB0039b	Land to the west of Oaks Farm	Southbourne	1.3	33	100% FZ1	0% affected	0% affected	3% affected	4% affected	4% affected	Preferred	No	
HSB0043	Land south of Priors Leaze Lane (Cherry Tree Farm)	Southbourne	1.2	38	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	
HSB0044	East of Inlands Barn	Southbourne	0.5	14	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HSB0045	South of Cherry Tree Farm/Priors Leaze Lane	Southbourne	0.4	12	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HSB0046	Penn Farm	Southbourne	0.8	19	100% FZ1	0% affected	0% affected	0% affected	0% affected	8% affected	Preferred	No	
HSB0047	Land west of Southbourne	Southbourne	69.3	1250	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	Given the size of the site H++ has been used.
HSB0048	Land north east of Chichester Grain Stores	Southbourne	2	50	100% FZ1	0% affected	0% affected	0% affected	0% affected	13% affected	Preferred	No	
HSB0049	Land north east of Willowbrook Riding Stables	Southbourne	2.68	35	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	Yes - Newly assessed site	
HTG0001	Tangmere Strategic Development Location	Tangmere	65	1300	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	Yes - Newly assessed site	
HTG0005	Land at City Fields Way	Tangmere	1.92	52	100% FZ1	0% affected	0% affected	0% affected	0% affected	44% affected	Less preferred	No	
HTG0008	Land east of Malcolm Road	Tangmere	0.61	8	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HTG0009	Concrete Apron, Tangmere Airfield	Tangmere	5	120	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	
HTG0013	Land south east of Tangmere	Tangmere	12	384	100% FZ1	0% affected	0% affected	0% affected	0% affected	14% affected	Preferred	No	
HTG0015	Land at Gamecock Terrace, Tangmere Airfield	Tangmere	10	350	100% FZ1	0% affected	0% affected	0% affected	0% affected	22% affected	Less preferred	No	
HTG0016	Land to east of Tangmere	Tangmere	18	623	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	Yes - Newly assessed site	
HTG0017	Tangmere Academy	Tangmere	1.22	30	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - Newly assessed site	
HTG0019a	Tangmere Corner	Tangmere	1.18	40	100% FZ1	0% affected	0% affected	0% affected	0% affected	12% affected	Preferred	Yes - Newly assessed site	
HTG0020	Land west of Tangmere	Tangmere	7.58	260	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	Yes - Newly assessed site	
HWE0001	The Foxmeadow Stud	Westbourne	1.4	20	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HWE0002a	Chantry Hall Farm (west)	Westbourne	1.1	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HWE0002b	Chantry Hall Farm (east)	Westbourne	2	20	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HWE0003	Land north of Long Copse Lane	Westbourne	0.6	9	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HWE0004	Land west of Monks Hill	Westbourne	1	24	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HWE0012	Land at Mill Lane	Westbourne	0.8	25	25% FZ2, 23% FZ3a	32% affected	54% affected	0% affected	0% affected	31% affected	Least preferred	Yes - newly assessed site	
HWE0013	Land east of Whitechimney Row	Westbourne	5	150	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HWE0014	Land west of Monks Hill and north of School Lane	Westbourne	4.3	125	100% FZ1	0% affected	0% affected	0% affected	0% affected	4% affected	Preferred	No	
HWH0004a	Land south of Stane Street	Westhampnett	2	50	100% FZ1	0% affected	0% affected	0% affected	0% affected	12% affected	Preferred	No	

HWH0005a	Land east of Dairy Lane	Westhampnett	0.6	20	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HWH0006a	Land west of Rolls Royce	Westhampnett	2.64	91	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	Yes - newly assessed site	
HWH0007	Land west of Overnoons	Westhampnett	1.2	20	100% FZ1	0% affected	0% affected	0% affected	0% affected	18% affected	Preferred	No	
HWH0009a	Land west of The March CofE School	Westhampnett	3.86	100	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	Yes - newly assessed site	
HWH0012a	Former civil defence site	Westhampnett	2	90	100% FZ1	0% affected	0% affected	0% affected	0% affected	4% affected	Preferred	No	
HWH0013a	Westerton Farm	Westhampnett	0.36	12	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HWH0014	Land north of Maudlin Farm	Westhampnett	12.8	307	100% FZ1	0% affected	0% affected	0% affected	0% affected	10% affected	Preferred	No	
HWH0015	Paddock at Westerton House	Westhampnett	0.4	12	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HWH0017	Land south of Goodwood	Westhampnett	10	295	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	Yes - Newly assessed site	
HWW0002a	Land west of Church Road	West Wittering	12	226	99% FZ1, 1% FZ3b	1% affected	1% affected	100% affected	100% affected	5% affected	Least preferred	No	
HWW0009	Land at Bramber Plant Centre	West Wittering	0.75	22	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HWG0004	Land at Stable Field	Wisborough Green	0.48	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	
HWG0011	Land east of St Peter's Church	Wisborough Green	5.5	80	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	
HWG0018	Land at Coed Afal	Wisborough Green	3.3	35	23% FZ2	6% affected	0% affected	0% affected	0% affected	11% affected	Least preferred	Yes - newly assessed site	
HWG0019	Ansell's Yard	Wisborough Green	0.7	18	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	No	
HWG0022	Land at Winterfold	Wisborough Green	0.6	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	35% affected	Less preferred	No	
HWG0023	Durbans Road	Wisborough Green	2.72	50	100% FZ1	0% affected	0% affected	0% affected	0% affected	20% affected	Less preferred	Yes - Newly assessed site	
HWG0024	Tanglewood Nursery	Wisborough Green	0.93	10	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	Yes - Newly assessed site	
HWG0025a	Land at Champions Hill	Wisborough Green	1.69	30	100% FZ1	0% affected	0% affected	0% affected	0% affected	9% affected	Preferred	Yes - Newly assessed site	
HWG0025b	Land at Champions Hill	Wisborough Green	3.66	40	100% FZ1	0% affected	0% affected	0% affected	0% affected	12% affected	Preferred	Yes - Newly assessed site	
HWG0026b	Land to the West of Wisborough Green	Wisborough Green	1.77	62	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	Yes - Newly assessed site	
HAP0003a	South West of Chichester	Apuldram	48.9	132,000sqm	8% FZ2, 13% FZ3a, 4%FZ3b	9% affected	12% affected	43% affected	47% affected	9% affected	Less preferred	No	Non-residential 2091
HHN0001	Land at A27/Hunston Road junction	Hunston	0.8	4,800sqm	100% FZ1	0% affected	2% affected	0% affected	0% affected	3% affected	Preferred	No	Non-residential 2091
HNM0017a	Land south of Bognor Road	North Mundham / Oving	19.1	66,900sqm	100% FZ1	0% affected	5% affected	0% affected	0% affected	2% affected	Preferred	No	Non-residential 2091
HNM0021a	Land at Chichester Food Park	North Mundham	8.7	34,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	5% affected	Preferred	No	Non-residential 2091
HOV0007	Drayton Depot	Oving	3.1	12,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	8% affected	Preferred	No	Non-residential 2091
HWH0003a	Land east of Rolls Royce	Westhampnett	10	28,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	7% affected	Preferred	No	Non-residential 2091
HWH0016	Goodwood Aerodrome and Motor Circuit	Westhampnett	6.5	16,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	10% affected	Preferred	No	Non-residential 2091
HWG0020	Wharf Farm	Wisborough Green	2.3	1125sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	Non-residential 2091
HBO0002a	Highgrove Farm	Bosham	2.5	8,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	Non-residential 2091
HBO0025	Land north of Bosham/Broadbridge	Bosham	30	120,000sqm	1% FR2, 1% FR3a, 2%FR3b	4% affected	4% affected	0% affected	0% affected	8% affected	Preferred	No	Non-residential 2091
HBX0011	Land north of Temple Bar Business Centre	Boxgrove	0.06	250sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	Non-residential 2091
HCC0050b	Part of Barnfield/north of Lidl (phase 2)	Chichester City	3	12,000sqm	76% FZ1, 21%FZ2, 3% FZ3b	3% affected	27% affected	0% affected	0% affected	20% affected	Less preferred	No	Non-residential 2091
HCC0057	Land north of Brandy Hole Lane	Chichester City	0.12	500sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	Non-residential 2091
HCC0058	12-18 West Street and 51-55 Tower Street	Chichester City	0.5	2,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	Non-residential 2091

HCH0004	Land east of Broad Road	Chidham & Hambrook	0.18	750sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	Non-residential 2091
HCH0007a	Land at Cox's Barn	Chidham & Hambrook	0.06	300sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	Non-residential 2091
HCH0012a	Flat Farm, east of Broad Road	Chidham & Hambrook	0.12	500sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	Non-residential 2091
HCH0014a	Pottery Field, west of Nutbourne East	Chidham & Hambrook	3.5	14,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	Non-residential 2091
HCH0024	Land at Scant Road West	Chidham & Hambrook	0.12	500sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	0% affected	Preferred	No	Non-residential 2091
HFB0004a	Land west of Blackboy Lane	Fishbourne	0.2	800sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	Non-residential 2091
HFU0003a	Land south west of Funtington	Funtington	10	40,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	6% affected	Preferred	No	Non-residential 2091
HLX0016	Land west of Loxwood	Loxwood	5	20,000sqm	97% FZ1, 2% FZ2, 1% FZ3b	0% affected	0% affected	0% affected	0% affected	8% affected	Preferred	No	Non-residential 2091
HNM0020	Vinnetrow Business Park	North Mundham	1	4,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	3% affected	Preferred	No	Non-residential 2091
HOV0005a	Drayton Manor Former Landfill Site	Oving	1.6	6,400sqm	99% FZ1, 1% FZ2	0% affected	1% affected	0% affected	0% affected	5% affected	Preferred	No	Non-residential 2091
HOV0011	Chichester Garden Centre	Oving	1	4,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	Non-residential 2091
HOV0020	Land at Drayton	Oving	1.4	5,600sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	8% affected	Preferred	No	Non-residential 2091
HPI0009	Crouchlands Farm	Plaistow	10	40,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	17% affected	Preferred	No	Non-residential 2091
HSB0037a	Land between Southbourne and Hambrook/Land east of Southbourne	Southbourne	22	88,000sqm	100% FZ1	0% affected	0% affected - low risk	0% affected	0% affected - low risk	1% affected - low risk	Preferred	No	Non-residential 2091
HSB0047	Land west of Southbourne	Southbourne	2.3	9,200sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	2% affected	Preferred	No	Non-residential 2091
HWE0001	The Foxmeadow Stud	Westbourne	1	4,000sqm	100% FZ1	0% affected	0% affected	0% affected	0% affected	1% affected	Preferred	No	Non-residential 2091
HBI0028	Pinks Four, Bell Lane, Birdham	Birdham	0.6	8	100% FZ1	0% affected	0% affected	0% affected	0% affected	7% affected	Preferred	No	G&T Site

Appendix 2 - Exception tests

Exception Test: Southern Gateway Regeneration Area

Requirement A - Development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk;

In essence this site is a regeneration area in a highly sustainable location, and hence inherently it involves a wide range of sustainability and community benefits. Moreover, the range of sustainability benefits are clearly discernible from the adopted masterplan for the site (in the form of an SPD produced in 2017). This states that:

“As the principal and historic southern approach to the city, the Southern Gateway of Chichester has maintained its importance as a key point of access and arrival. There is now a significant opportunity to enhance this area improving the quality of the environment for visitors to Chichester, businesses and residents alike.”

It goes on to state that:

“Using an integrated and sustainable approach, the Southern Gateway masterplan provides the opportunity to enhance the mix of land uses providing a vibrant, sustainable new quarter for the city. It will effectively link the city centre with the canal basin, principal public transport hubs and pedestrian, cycle and leisure routes. In turn this will help achieve the policy aims of the Local Plan as well as supporting the Chichester Vision.”

The masterplan also sets out how the regeneration of the area provides a key opportunity to enhance heritage assets and their setting and reinforce sustainable transport patterns through identifying enhancements to key streets and public spaces, particularly between the main city centre, the railway and bus stations and canal basin, as a means of improving the atmosphere and visual attractiveness of this key gateway to the city centre.

Moreover, it is pertinent to note that the PPG guidance in relation to sustainability benefits, which are relevant to this element of the exception test, specifically references the re-use of suitable brownfield land as part of a local regeneration scheme as an example of a scenario which would comply with this requirement.

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.

This requirement has been considered as part of the SFRA level 2. The SFRA notes that the site is defended from fluvial flooding by the River Lavant Flood alleviation scheme, which diverts flows from the River Lavant into the Flood Relief Channel. The SFRA states that the scheme provides a 100-year present day Standard of Protection to the site.

The SFRA highlights that a sequential approach to development should be taken, and this is reflected in the wording of the policy. The SFRA also notes the need to maintain the existing standard of protection with respect to the River Lavant Flood Alleviation Scheme.

The SFRA recommends that measures to reduce the future risk of flooding should be considered at the strategic and individual property level to reduce the risk of flooding in the future due to climate change.

In terms of groundwater, the SFRA concludes states that:

“This initial assessment indicates that overall, the risk of groundwater flooding on site is negligible. It should be noted that this assessment does not consider underground structures such as basements, which may disrupt groundwater flow on a localised scale.”

The SFRA sets out recommendations for how the drainage system will need to be designed and the site-specific policy will ensure that these measures are taken into account as part of the detailed masterplanning and development of the site.

Ultimately, the SFRA concludes that:

“On the basis of the assessment it is considered that the principle of development can be supported at the site, taking a sequential approach to flood risk and developing in the areas at the lowest risk of flooding.”

On the basis of the above it is concluded that, subject to the inclusion of policy requirements reflective of the guidance set out in the SFRA level 2, the development of the site will meet the requirements of the exception test.

Exception Test: Southern Gateway – Police Field

Requirement A - Development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk;

As with the wider Southern Gateway site, the Police Field site is very sustainably located, in close proximity to Chichester city centre and the public transport hubs are just to the west of the site, within very easy walking distance. The development of this site will be important for supporting the wider regeneration objectives of the Southern Gateway area.

The context to the site is largely defined by residential development, with two storey housing located to the north and east of the site. Consequently, this site is likely to be most appropriate as a residential site, especially as it's currently an undeveloped greenfield site.

Overall, this is considered to be one of the most sustainably located sites within the plan area, and provides a unique opportunity to provide a range of housing typologies within a highly sustainable location and stimulate the regeneration of the wider area.

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.

Given the conclusion reached in relation to the overall site, it is presumed that in essence this portion of the site is similarly acceptable in terms of being safe for its lifetime.

Drilling a little deeper into the SFRA level 2 data the following evidence and analysis appear pertinent to this part of the site. The SFRA states that the Chichester Ship Canal borders the southern boundary of the site. However, as this is topographically lower (2m lower) than the rest of the site, the SFRA considers that there is no residual risk of the canal overtopping into the site. Safe access and egress is also referred to as being achievable via the northern part of the site.

The SFRA clarifies that the main concern would be if any development encroaches into the flood risk areas, which in this case encompass the southern part of the site. Should this be the case then it states that the developer will need to demonstrate the acceptability of this via a site-specific flood risk assessment. It is considered that the policy also needs to respond to this concern by seeking to minimise any development in the southern part of the site.

Furthermore, the SFRA specifies that resilience measures will be required if buildings are situated in the flood risk area or in the area at residual risk of flooding in a blockage scenario for the culverted River Lavant. The SFRA states that raising finished floor levels above the design event may remove the need for additional resilience measures.

The SFRA states that new development must seek opportunities to reduce overall level of flood risk at the site, for example by:

- Reducing volume and rate of runoff.
- Relocating development to zones with lower flood risk.
- Creating space for flooding.

It also states that green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and to consider using flood zones 2 and 3 as public open space.

Provided that the measures set out above are followed then it is considered that the evidence available suggests that the development will be safe for its lifetime.

Exception Test: East of Chichester

Requirement A - Development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk;

The East of Chichester development location is planned as an extension of Chichester City, south of the Shopwyke strategic development location, forming a new neighbourhood. It is bounded by the A27 to the west, the railway line to the south and Shopwhyke Road (B2144) to the north. The area in which the site is located is characterised by features including a flat landform, large productive arable farmland and gravel workings. The southern part of the site is former gravel working that was subsequently landfilled. The total area of the site is about 35 ha.

The site will form an urban extension to Chichester, and is one of the most sustainable housing site options in the plan area. The location of the site involves opportunities to provide new facilities to serve the wider local community with good off-site access, particularly by walking and cycling to existing local facilities and facilities in the city.

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.

Only a very small portion of the site is at risk of fluvial flooding (1%), and following the sequential approach, the site-specific policy will direct development away from that area. In addition, the SFRA states that the modelling shows the site is not predicted to flood in a defended fluvial event in the climate change scenarios.

Surface water flood risk is more pertinent to the site than fluvial, though still not a significant concern, as only 6% of the site at risk, and as with the fluvial risks development should be masterplanned to avoid those areas. This will also need to be taken into account in the planning of the SuDs system. The SFRA level 2 (groundwater analysis) states that:

“There are only very small areas of high surface water flood risk indicating that local drainage in most situations can cope with surface water flows and the duration of flooding is likely to be limited.”

The most pervasive flood risk in relation to the site appears to be groundwater, and the SFRA notes that the site is at moderate risk from groundwater flooding. However, the groundwater analysis concludes that:

“The assessment performed does not suggest that the risk from groundwater flooding provides evidence that it is a necessity to consider reasonably available alternative locations. A sequential approach to development will be required so that groundwater risk is managed appropriately for the lifetime of development.”

The SFRA sets out recommendations for how the drainage system will need to be designed in order to address the groundwater flood risks, and the site-specific policy will ensure that these are taken into account as part of the detailed masterplanning and development of the site.

In terms of access and egress the SFRA level 2 states that this appears to be achievable via the B2144 road to the north or to Drayton Lane to the east. However, it notes that safe access to the site may not be achievable from the A27 due to the risk of fluvial and surface water flooding.

On the basis of the above it is concluded that, subject to the inclusion of policy requirements reflective of the guidance set out in the SFRA level 2, the development of the site will meet the requirements of the exception test.

Exception Test: Maudlin Farm

Requirement A - Development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk;

The Sustainability Appraisal notes the benefits of the site in this regard:

“This site (HWH0014; Land north of Maudlin Farm) is judged to perform strongly in a number of respects, with good landscape capacity, good proximity to a primary school, good access to employment (Rolls Royce, the Goodwood Estate, Chichester Business Park and Chichester), a good cycle route into Chichester along the A285 and good access to the A27. Furthermore, as a location to the east of Chichester, there are fewer concerns in terms of A27 junction capacity (given the recommended approach of prioritising upgrades from the east to west) and greatly reduced concerns regarding nutrient neutrality and wastewater treatment.”

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.

The SFRA demonstrates that the site is not at risk of fluvial flooding, using either the present day or climate change scenarios. The more pertinent flood risks associated with the site relate to surface and groundwater.

In relation to surface water, 10% of the site is at risk in this regard, with the risks focused on the north-east and south-west corners of the site. In the north-east this is as a result of an adjacent watercourse, whereas in the south-east the water is collecting in a pond.

In terms of groundwater flooding, the SFRA level 2 considers that the site is at moderate risk, primarily the low-lying parts of the site in the south-western part of the site around the pond. The SFRA sets out a range of recommendations to address that issue, which will need to be reflected in the site-specific policy, masterplanning and development of the site.

In terms of safe access and egress the SFRA surmises that this is possible via the northern section of Dairy Lane and Old Arundel Road. It states that these sections do not flood during a 1% AEP plus 40% climate change surface water flood, nor a 1% AEP plus 64% climate change fluvial flood.

On the basis of the above it is concluded that, subject to the inclusion of policy requirements reflective of the guidance set out in the SFRA level 2, the development of the site will meet the requirements of the exception test.

Exception Test: Highgrove Farm

Requirement A - Development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk;

A 250 home allocation (Highgrove Farm) has been proposed since the Preferred Approach stage 2018, such that it benefits from having been consulted on three times in total (at least with the key stakeholder organisations, importantly including the Environment Agency and Southern Water in respect of wastewater). This would involve an extension to a committed site for 50 homes, which gained permission in 2019 (ref. [17/03148/FUL](#)) following an allocation in the Site Allocations Development Plan Document (2019).

More recently, the site was the subject of a planning application for 300 dwellings (including the existing neighbourhood plan allocation) which was allowed on appeal in November 2023 (ref: 21/00571/FUL). The consented development would notably deliver a community hall along with public open space. It is a sizeable development in relation to the size of the settlement, meaning it would also help to sustain local facilities and services.

There is good proximity to the train station, and also to the local primary school at Bosham, and there would be direct access onto the A259. Also, there are clear benefits associated with a larger comprehensive scheme in place of the smaller committed scheme, which would lead to a clear risk of further piecemeal growth in the future.

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.

The site is not a risk from tidal, fluvial or surface water flooding. Consequently, the SFRA level 2 only assesses the site in relation to groundwater flooding. It should also be noted that in the appeal decision pertaining to the site referred to above the Inspector did not consider the issue of flood risk. Conditions were however imposed in relation to surface water, SuDS and watercourse management.

The groundwater analysis within the SFRA reports that the majority of the site comes under class 4, which signals that there is a negligible risk of groundwater flooding. The southeast corner is classified as 2, which suggests a moderate risk of groundwater flooding in this area. However, the southwest corner is predicted to be class 1, suggesting that there is a high risk of groundwater flooding in this area. This area is likely to be of a high category compared to the rest of the site due to underlying the chalk. The SFRA also notes that the JBA map also indicates there may be a shallow water table across the rest of the site.

The groundwater analysis concludes that simple on-site mitigation may not be possible to mitigate groundwater flood risk in this area. The report suggests that the site could be zoned to avoid development in the high-risk area, however, ongoing monitoring and site investigation would be required to confirm the boundaries of these zones.

Nevertheless, the main SFRA level 2 report concludes that: *“it is considered that the principle of development can be supported at the site, taking a sequential approach to flood risk and developing in the areas at the lowest risk of flooding.”* The report sets out a number of mitigation measures which is reflected in the site-specific policy and will need to be addressed as part of the masterplanning and development of the site.

On the basis of the above it is concluded that, subject to the inclusion of policy requirements reflective of the guidance set out in the SFRA level 2, the development of the site will meet the requirements of the exception test.

Exception Test: Bognor Road (employment site)

Requirement A - Development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk;

The site is sustainably located on the edge of Chichester, in close proximity to an existing employment area (situated immediately to the west of the site). The site would provide a range of employment opportunities, in a sustainable location, with good access to the local road network. Therefore, it is considered that there would be clear sustainability benefits for the local community. Furthermore, the SA explains that there are not considered to be any reasonable alternatives with respect to this site.

The site also provides an important opportunity to make provision for travelling showpeople plots (to cater for an immediate local need). However, this does underline the need to consider the flood risk issues associated with this site, as the travelling showpeoples accommodation is a much more vulnerable use in flood risk terms than employment development.

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.

Generally, the site is at low risk of flooding. It is not at risk tidal or fluvial flooding and only a very small part is susceptible to surface water flooding (2%). Consequently, as with most of the sites considered in this report, groundwater flooding is the main risk.

The SFRA reports that most of the site is at moderate risk of groundwater flooding, but with some lower risk areas (south-east corner). Generally, groundwater levels appear fairly high across the site. However, the SFRA concludes that there are suitable mitigation measures available to address the groundwater flood risk issues associated with the site.

The SFRA also considers the issue of safe access and egress, and considers that this is possible via a gateway off an unnamed road, which links to the A259 to the north or Vinnetrow Road to the west. These routes are not within surface water flood extents.

Given that the site is required to make provision for travelling showpeople, future site specific flood risk assessments will need to give special attention to their provision as that land use is more vulnerable to flooding than employment development.

Consequently, as far as possible that land use should be directed to parts of the site which are at the lowest risk of flooding. However, the flood risks are generally fairly low and fairly uniform across the site, and hence the need for a sequential approach in relation to the location of the travelling showpeople accommodation may not be a significant consideration for the development of the site.

On the basis of the above it is concluded that, subject to the inclusion of policy requirements reflective of the guidance set out in the SFRA level 2, the development of the site will meet the requirements of the exception test.