

## 5 Level 2 Strategic Site Allocations

### 5.1 Introduction

This section provides a series of site-specific assessments and recommendations to be considered when undertaking future developments within Adur and Worthing. They can be used to inform future developers and both the Council's planning departments. This guidance can be applied to new developments and redevelopments, including any sites within Adur and Worthing.

### 5.2 Adur and Worthing Core Strategy sites

The Worthing Core Strategy has been adopted and sets out the spatial vision and strategic objectives for Worthing. As a result of planning guidance emerging at a national level, Adur are now in the process of producing a Local Plan rather than a Core Strategy.

There are 10 potential sites being considered for inclusion in the emerging Adur Local Plan, and 13 areas of change (AOC) in the Worthing Core Strategy. It is anticipated that some of these development areas will deliver development of district-wide or regional importance and/or regeneration.

#### Adur Core Strategy Sites

- A1 Shoreham Harbour
- A2 Shoreham Airport
- A3 New Monks Farm
- A4 New Monks Farm Extension
- A5 Mash Barn South
- A6 Old Salts Farm North
- A7 Land North East of the Hasler Estate
- A8 Land North West of the Hasler Estate
- A9 Sompting Fringe
- A10 Sompting Fringe North

#### Worthing Core Strategy Sites

- AOC1 Aquarena
- AOC2 Stagecoach
- AOC3 Grafton
- AOC4 Union Place
- AOC5 Teville Gate
- AOC6 Newland Street Superstore
- AOC7 British Gas Site, Lyndhurst Road
- AOC8 Land Adjacent to Martletts Way
- AOC9 The Warren - Hill Barn Lane
- AOC10 The Strand
- AOC11a Northbrook College - Broadwater Site
- AOC11b Northbrook College - Durrington Site
- AOC12 Decoy Farm

Another site was highlighted in Worthing - West Durrington. A considerable amount of work has already been carried out on the site as part of the planning application, including an FRA.

The risk assessment undertaken for this SFRA in chapter 4 showed the site to be at risk from both surface water and groundwater. These have been discussed in detail within the FRA and consequently it was not deemed necessary to put this site forward for a level 2 site-specific assessment.

### 5.3 Site specific assessment of Core Strategy sites

A detailed site specific assessment which summarise the flood risk from all sources including the effect of defences and residual flood risk, has been carried out for each Core Strategy site as part of the Level 2 SFRA. Appendix B contains a summary for each Core Strategy site of:

- Flood risk vulnerability classification of proposed development and whether the Exception Test would be required once the Sequential Test has been passed.
- Sources of flooding with detailed maps where appropriate.
- Flood defences.
- Potential residual risk with detailed maps where appropriate.
- Effect of climate change.
- Requirements for a Flood Risk Assessment – specific to issues at the site.
- Recommendations for managing the flood risk.

### 5.4 Addressing flood risk in site allocations

The overarching aim of PPS25 is to guide development away from areas of high flood risk through the use of the Sequential Test. These site specific assessments focus on the level of flood risk and do not consider other planning matters that an LPA must consider in evidencing the sequential approach to land use allocation. Therefore, in itself an SFRA cannot complete the Sequential Test, as consideration of wider development issues, drivers and criteria is required.

The assessments in Appendix B have highlighted the different sources and degree of flood risk to each of the allocated sites.

In summary, the Shoreham Harbour site is the only site to the east of the River Adur, the majority of sites (seven of the ten) in Adur are to the west of the river. These eight sites are at risk of flooding from the River Adur tidal estuary and from wave overtopping associated with the coastal frontage. Although there are defences along the River Adur, their SoP is not enough to prevent flooding, and at present all eight are within Flood Zone 3a, with six of these sites being partially within Flood Zone 3b, and designated 'functional floodplain' (see Section 4.3.3 for discussions of defining functionality).

The other two sites in Adur, Sompting Fringe and Sompting Fringe north, both have small areas of the site within the Teville Stream fluvial flood zone. Given that the majority of both sites are in Flood Zone 1 it should be possible to sequentially design the site to reduce flood risk within the development.

There are three sites within Worthing (Aquarena, Stagecoach and Grafton) that are all within Flood Zone 1 but due to their location along the coastal frontage are shown to be at risk of wave overtopping in both the 1 in 20 and 1 in 200 year events. It is therefore suggested that flood risk assessment be undertaken for these sites to determine the degree of residual risk to the site so the development can be sequentially designed with resilient uses in those areas at risk, and ensure the development would be safe in the incidence of a wave overtopping event.

The Northbrook College (Durrington Site) and Decoy Farm sites, within Worthing, have small areas of the site within the fluvial flood zones of the Ferring Rife and Teville Stream respectively. Given that the majority of the sites are in Flood Zone 1 it should be possible to sequentially design the site to reduce flood risk within the development.

The rest of the allocated sites within Worthing reside in Flood Zone 1. Although these sites are at low risk of flooding and according to PPS25 development of any vulnerability is allowable, consideration needs to be given to the other sources of flood risk affecting the sites. Many of the sites are over 1ha, yet all are at risk from either groundwater or surface

water flooding, consequently a flood risk assessment should be undertaken for any future development in these areas to show the degree of risk and how it will be mitigated.

Where an FRA is recommended for residential developments, it is likely that this assessment will also need to meet the requirements of the 'Code for Sustainable Homes'.