

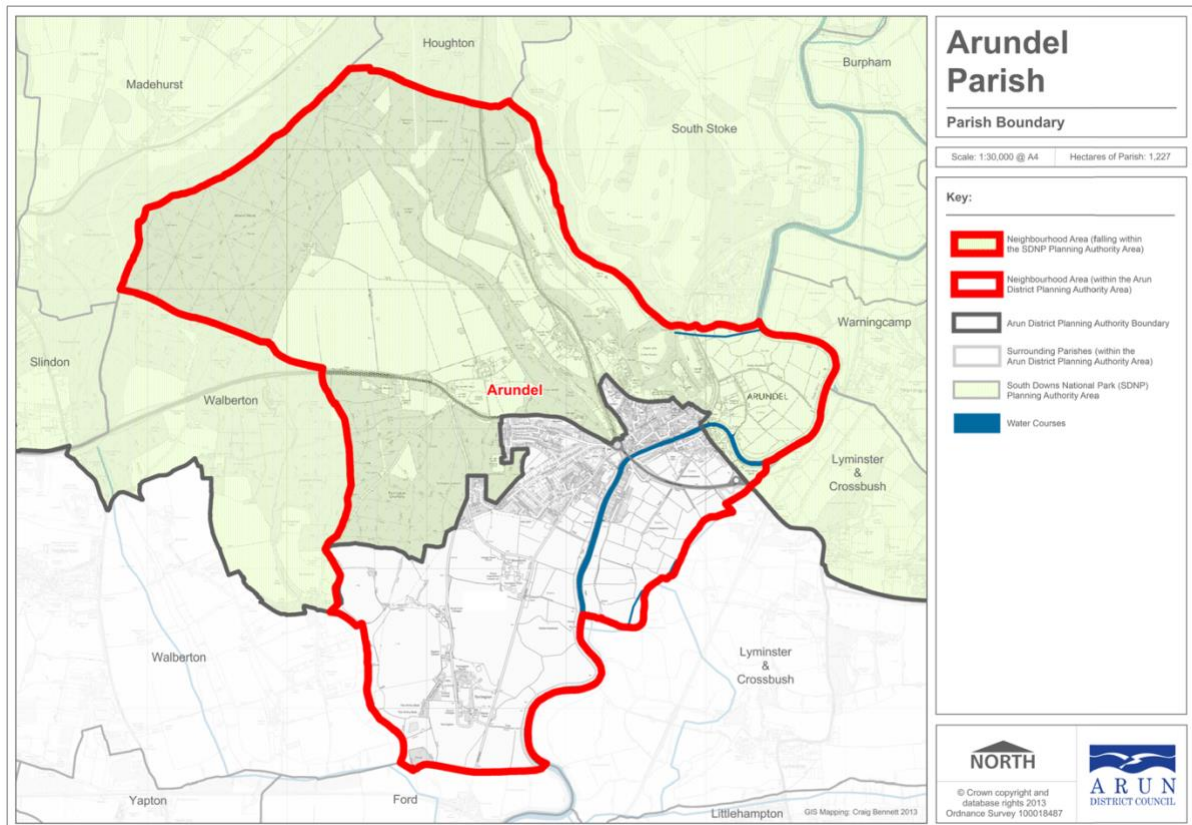
SCOTT PLANNING

Land adjacent to 18 Queens Lane, Arundel
Flood Risk Sequential Test
Property Search Addendum.
July 2025

Introduction

This addendum to the Sequential Test has been prepared to provide further evidence in support of the submitted Sequential Test dated May 2025. This follows an officer request for further evidence on the availability of alternative properties in the market that would meet the requirements of the sequential test search, being:

- Sites within Arundel and immediately adjoining parishes, as follows and as shown in the plan extract below:
 - Houghton
 - South Stoke
 - Warningcamp
 - Lyminster and Crossbush
 - Ford
 - Walberton, and
 - Madehurst
- Sites with capacity for 1-3 dwellings and in a location appropriate to include the proposed woodwork workshop use,
- Sites within existing built up area boundaries offered for sale.



Assessment of sites offered for sale.

The Sequential Test produced in May 2025 reported that an online property search having been carried out (via Rightmove, OnTheMarket, and EGPropertylink) to identify any potential alternative sites offered for sale.

No properties offered for sale within the area met the above criteria. The nearest property that does meet the criteria is a property known as Bexstone House, Barnham Road in Eastergate, which is marketed by Strutt and Parker as a 1.579 acre development plot, subject to planning permission. This lies just outside of the search area, within the parish of Barnham and Eastergate.

This July 2025 Addendum seeks to repeat the process and in so doing demonstrate that no further properties are currently offered for sale that would meet the above criteria. Evidence of this search is set out below under each Parish.

As shown below, a search for land that would be suitable for residential development and available for sale within the search areas has in all cases except one delivered nil results. The only site offered for sale within the search area is a range of barns at North Choller Farm in Walberton Parish. However, this site is not located within the defined settlement boundaries and does not have planning permission for residential use.

It is also noted that the abovementioned Bexstone House is still offered for sale, but this is located just outside of the search criteria.

Taking the foregoing into account therefore, it is considered that there are not suitable alternative sites currently offered for sale in the search area, and therefore the conclusions of the May 2025 Sequential Test will still apply to the current application.

Arundel

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For sale
Arundel west sussex
Residential
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10 residential properties for sale in Arundel, West Sussex

Sorry, we currently do not have any listings for sale in 0 miles of Arundel, West Sussex - Please find below the nearest listings available.

| | | | |
|--|--|---|--|
| <p>FOR SALE £425,000.00</p> <p>SIZE 3,069 Sq Ft</p> <p>ADDRESS 1-3 Ship Street, Shoreham-By-Sea, West Sussex...</p> <p>TYPE Office, Land, Residential, Offices, Commercial Land</p> <p> Get in touch</p> | <p>FOR SALE £1,150,000.00</p> <p>SIZE 6,541 Sq Ft</p> <p>ADDRESS 10 High Street, Worthing, BN11 1NU</p> <p>TYPE Restaurants/Cafes, Other, Land, Leisure Property...</p> <p> Get in touch</p> | <p>FOR SALE £800,000.00</p> <p>SIZE 4,030 Sq Ft</p> <p>ADDRESS Petworth United Reformed Church, Golden Square...</p> <p>TYPE Residential</p> <p> Get in touch</p> | <p>FOR SALE £365,000.00</p> <p>ADDRESS Arundel House, Rumbolds Hill, , Midhurst, GU29...</p> <p>TYPE General Retail, Residential, Retail</p> <p> Get in touch</p> |
|--|--|---|--|

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28 commercial properties for sale in Arundel, West Sussex

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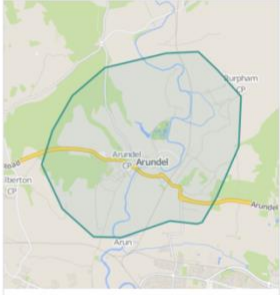
Arundel, West Sussex This area only Min Price to Max Price Min Beds to Max Beds Filters (1)

Land For Sale in Arundel, West Sussex > [Save Search](#) [Create Alert](#)


There are currently no properties that meet your search criteria
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Nearby Arundel, West Sussex
2 properties match your criteria with an **average price of £374,797**
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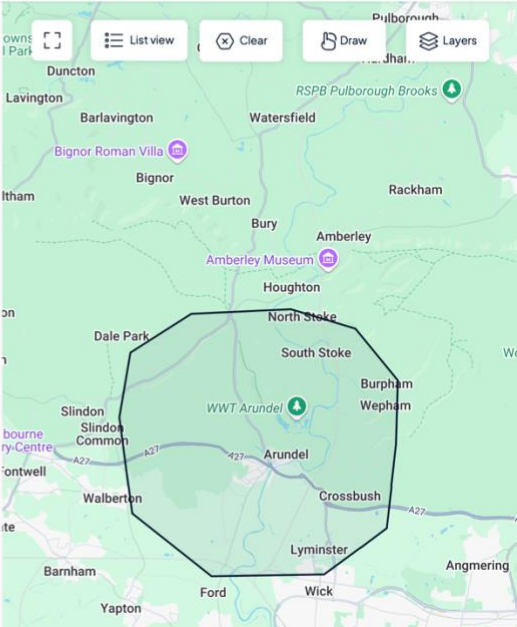
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UK > West Sussex > Arundel



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Houghton

EG Propertylink









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11 residential properties for sale in Houghton, West Sussex

Grid Map

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| | | | |
|---|---|---|---|
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For sale South stoke west sussex Industrial, Retail, Licens... 🔔 Create search alert Most recent ▾ 🔍 Refine search

29 commercial properties for sale in South Stoke, West Sussex

Grid Map

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|--|---|---|--|


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Houghton, Arundel, West Sussex This area only Min Price to Max Price Min Beds to Max Beds Filters (1)

Land For Sale in Houghton, Arundel, West Sussex > [Save Search](#) [Create Alert](#)



There are currently no properties that meet your search criteria

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We recommend: 

Toot

Nearby Houghton, Arundel, West Sussex

2 properties match your criteria with an **average price of**

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No results found

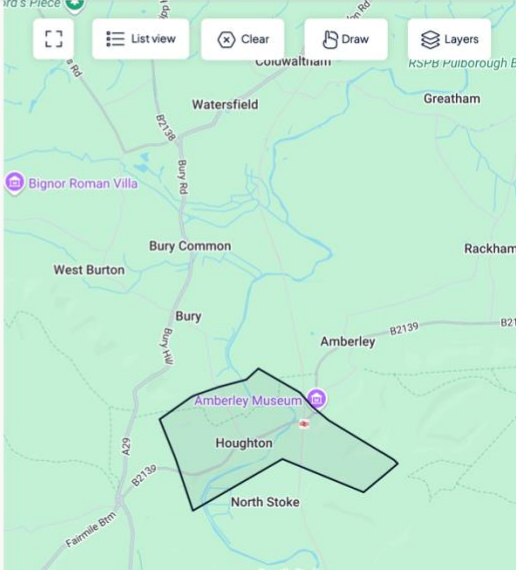
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UK > West Sussex > Houghton

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South Stoke

EG Propertylink





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10 residential properties for sale in South Stoke, West Sussex

[Grid](#) [Map](#)

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|--|---|---|---|
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29 commercial properties for sale in South Stoke, West Sussex

[Grid](#) [Map](#)

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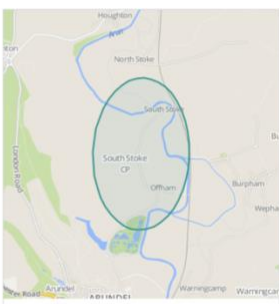
South Stoke, Arundel, West Sussex ✕ This area only Min Price to Max Price Min Beds to Max Beds Filters (1)

Land For Sale in South Stoke, Arundel, West Sussex ☆ Save Search 🔔 Create Alert

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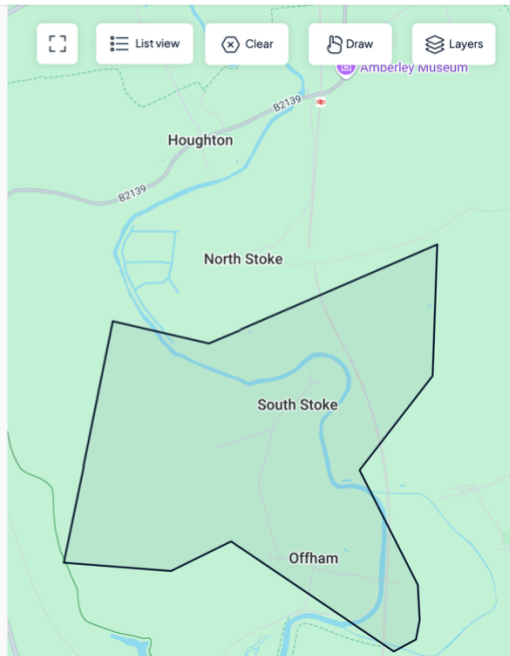
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UK > West Sussex > South Stoke

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Warningcamp

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10 residential properties for sale in Warningcamp, West Sussex

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32 commercial properties for sale in Warningcamp, West Sussex

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Land For Sale in Warningcamp, Arundel, West Sussex Save Search Create Alert



There are currently no properties that meet your search criteria


Here are some helpful next moves.

We recommend:

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Nearby Warningcamp, Arundel, West Sussex

2 properties match your criteria with an **average price of £374,797**



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For sale Warningcamp Radius Price Beds

No results [Sort: Recommended](#)

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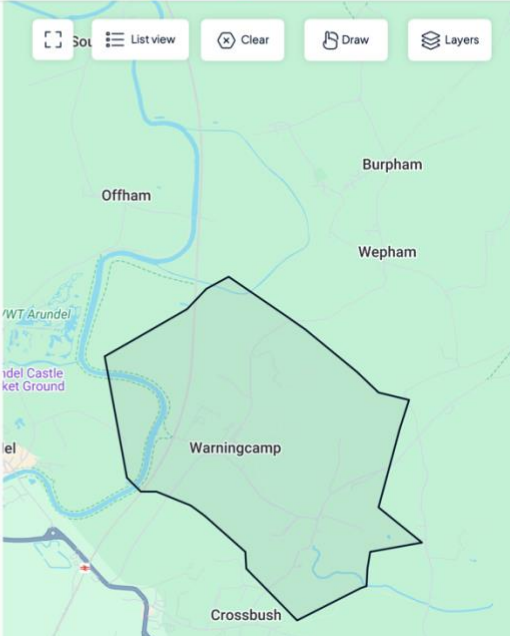
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Lyminster and Crossbush

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10 residential properties for sale in Lyminster, West Sussex

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|--|--|--|--|
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31 commercial properties for sale in Lyminster, West Sussex

Grid Map

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Queens Lane – Flood Risk Sequential Test Addendum





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10 residential properties for sale in Crossbush, West Sussex

Grid Map

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| | | | |
|--|---|---|---|
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Most recent Refine search

31 commercial properties for sale in Crossbush, West Sussex

Grid Map

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|--|---|--|--|


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Lyminster, Littlehampton, West Sussex ✕ This area only ▼ Min Price ▼ to Max Price ▼ Min Beds ▼ to Max Beds ▼ Filters (1) ▼

Land For Sale in Lyminster, Littlehampton, West Sussex ➤ [Save Search](#) [Create Alert](#)


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Here are some helpful next moves.

We recommend: 


Littlehampton
Nearby Lyminster, Littlehampton, West Sussex
2 properties match your criteria with an **average price of £374,797**
[View 2 properties](#)



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Crossbush, Arundel, West Sussex ✕ This area only ▼ Min Price ▼ to Max Price ▼ Min Beds ▼ to Max Beds ▼ Filters (1) ▼

Land For Sale in Crossbush, Arundel, West Sussex ➤ [Save Search](#) [Create Alert](#)


There are currently no properties that meet your search criteria
Here are some helpful next moves.

We recommend: 

Littlehampton
Nearby Crossbush, Arundel, West Sussex
2 properties match your criteria with an **average price of £374,797**
[View 2 properties](#)


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[See properties to rent in Crossbush >](#)

OnTheMarket

Queens Lane – Flood Risk Sequential Test Addendum

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For sale Lyminster Radius Price Beds More filters Keywords (0) Create alert

No results Sort: Recommended

No results found

Try adjusting your search, or be alerted as soon as property like this comes on the market.

[Create alert](#)

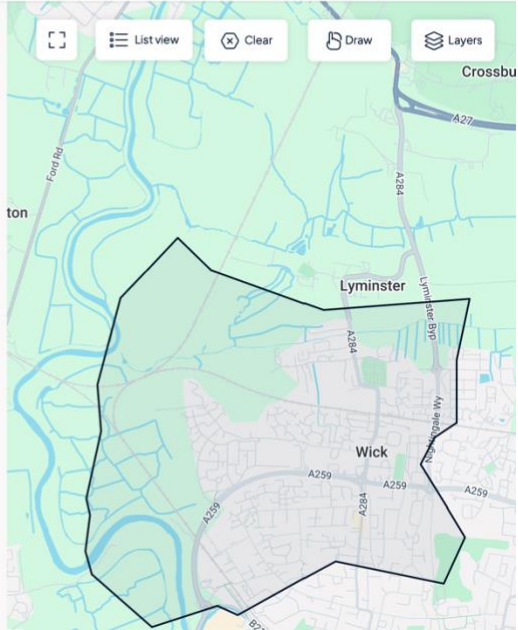
UK > West Sussex > Arundel > Lyminster

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OnTheMarket.com

The simple way to search for property to buy or rent.



The map shows the Lyminster and Wick area in West Sussex. A black outline indicates the search boundary, which covers parts of Lyminster and Wick. The map includes labels for 'Lyminster', 'Wick', and 'Crossbush'. Road numbers A259, A284, and A27 are visible. The map interface includes controls for 'List view', 'Clear', 'Draw', and 'Layers'.

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For sale Crossbush Radius Price Beds More filters Keywords (0) Create alert

No results Sort: Recommended

No results found

Try adjusting your search, or be alerted as soon as property like this comes on the market.

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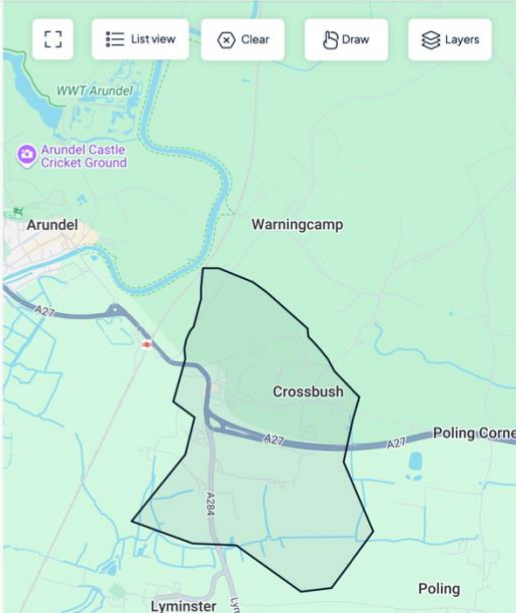
UK > West Sussex > Crossbush

OnTheMarket

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OnTheMarket.com

The simple way to search for property to buy or



The map shows the Crossbush area in West Sussex. A black outline indicates the search boundary, which covers the Crossbush area. The map includes labels for 'Arundel', 'Warningcamp', 'Crossbush', 'Poling', and 'Lyminster'. Road numbers A27 and A284 are visible. The map interface includes controls for 'List view', 'Clear', 'Draw', and 'Layers'.

Ford

EG Propertylink

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For sale Ford west sussex Residential Most recent Refine search

Create search alert

10 residential properties for sale in Ford, West Sussex

Grid Map

Sorry, we currently do not have any listings for sale in 0 miles of Ford, West Sussex - Please find below the nearest listings available.

| | | | |
|---|--|--|--|
|  <p>FOR SALE £425,000.00</p> <p>SIZE 3,069 Sq Ft</p> <p>ADDRESS 1-3 Ship Street, Shoreham-By-Sea, West Sussex...</p> <p>TYPE Office, Land, Residential, Offices, Commercial Land</p> <p>Oakley Get in touch</p> |  <p>FOR SALE £1,150,000.00</p> <p>SIZE 6,541 Sq Ft</p> <p>ADDRESS 10 High Street, Worthing, BN11 1NU</p> <p>TYPE Restaurants/Cafes, Other, Land, Leisure Property...</p> <p>Eightfold Get in touch</p> |  <p>FOR SALE £800,000.00</p> <p>SIZE 4,030 Sq Ft</p> <p>ADDRESS Petworth United Reformed Church, Golden Square...</p> <p>TYPE Residential</p> <p>caxtons Get in touch</p> |  <p>FOR SALE £365,000.00</p> <p>ADDRESS Arundel House, Rumbolds Hill, Midhurst, GU29...</p> <p>TYPE General Retail, Residential, Retail</p> <p>Henry Adams Get in touch</p> |
|---|--|--|--|

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For sale Ford west sussex Industrial, Retail, Licens... Most recent Refine search

Create search alert

20 commercial properties for sale in Ford, West Sussex

Grid Map

Sorry, we currently do not have any listings for sale in 0 miles of Ford, West Sussex - Please find below the nearest listings available.

| | | | |
|---|--|--|--|
|  <p>FOR SALE £425,000.00</p> <p>SIZE 3,069 Sq Ft</p> <p>ADDRESS 1-3 Ship Street, Shoreham-By-Sea, West Sussex...</p> <p>TYPE Office, Land, Residential, Offices, Commercial Land</p> <p>Oakley Get in touch</p> |  <p>FOR SALE £1,775,000.00</p> <p>SIZE 19,980 Sq Ft</p> <p>ADDRESS Units 1-10, Block K, Southern Cross Trading Estate...</p> <p>TYPE General Industrial, Industrial</p> <p>Eddisons Get in touch</p> |  <p>FOR SALE / TO RENT For sale: POA To rent: ROA</p> <p>SIZE 261,727 Sq Ft</p> <p>ADDRESS ION Worthing, Faraday Close, Worthing, BN13...</p> <p>TYPE General Industrial, Industrial</p> <p>DTRE Get in touch</p> |  <p>FOR SALE £1,150,000.00</p> <p>SIZE 6,541 Sq Ft</p> <p>ADDRESS 10 High Street, Worthing, BN11 1NU</p> <p>TYPE Restaurants/Cafes, Other, Land, Leisure Property...</p> <p>Eightfold Get in touch</p> |
|---|--|--|--|


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Ford, Arundel, West Sussex This area only Min Price to Max Price Min Beds to Max Beds Filters (1)

Land For Sale in Ford, Arundel, West Sussex [Save Search](#) [Create Alert](#)



There are currently no properties that meet your search criteria

Here are some helpful next moves.


We recommend:

Bognor Regis

Nearby Ford, Arundel, West Sussex

2 properties match your criteria with an **average price of £339,543**

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For sale Ford Radius Price Beds [More filters](#) [Keywords \(0\)](#) [Create alert](#)

No results [Sort: Recommended](#)

No results found

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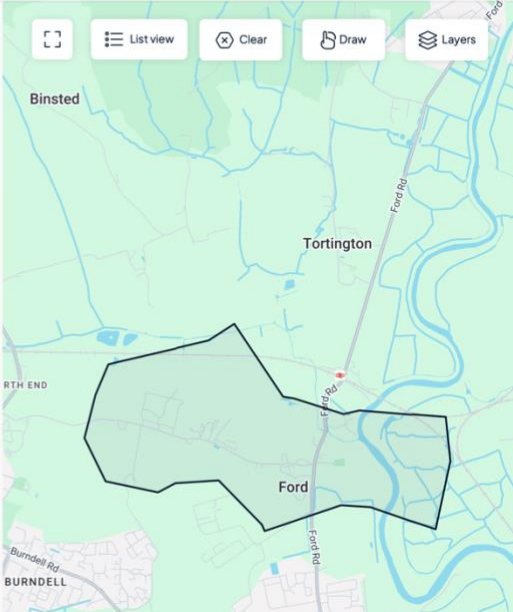
UK > West Sussex > Ford

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Walberton

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For sale Walberton west sussex Residential Most recent Refine search

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8 residential properties for sale in Walberton, West Sussex

Grid Map

Sorry, we currently do not have any listings for sale in 0 miles of Walberton, West Sussex - Please find below the nearest listings available.

| | | | |
|---|---|--|--|
|  <p>10 High Street, BN11</p> <p>FOR SALE SIZE £1,150,000.00 6,541 Sq Ft</p> <p>ADDRESS TYPE 10 High Street, Worthing, BN11 1NU Restaurants/Cafes, Other, Land, Leisure Property...</p> <p>Eightfold Get in touch</p> |  <p>Petworth United Reformed...</p> <p>FOR SALE SIZE £800,000.00 4,030 Sq Ft</p> <p>ADDRESS TYPE Petworth United Reformed Church, Golden Square...</p> <p>caxtons Get in touch</p> |  <p>Arundel House, Rumbolds Hill...</p> <p>FOR SALE SIZE £365,000.00</p> <p>ADDRESS TYPE Arundel House, Rumbolds Hill, , Midhurst, GU29...</p> <p>Henry Adams Get in touch</p> |  <p>Worthing - Freehold Residential...</p> <p>FOR SALE SIZE £1,050,000.00 3,281 Sq Ft</p> <p>ADDRESS TYPE The Paragon, 9-10 Brunswick Road, Worthing, West...</p> <p>BLUE ALPINE Get in touch</p> |
|---|---|--|--|

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For sale Walberton west sussex Industrial, Retail, Licens... Most recent Refine search

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20 commercial properties for sale in Walberton, West Sussex

Grid Map

Sorry, we currently do not have any listings for sale in 0 miles of Walberton, West Sussex - Please find below the nearest listings available.

| | | | |
|---|--|--|--|
|  <p>Units 1-10, Block K, Southern...</p> <p>FOR SALE SIZE £1,775,000.00 19,980 Sq Ft</p> <p>ADDRESS TYPE Units 1-10, Block K, Southern Cross Trading Estate... General Industrial, Industrial</p> <p>Eddisons Get in touch</p> |  <p>ION Worthing, Faraday Close...</p> <p>FOR SALE / TO RENT SIZE For sale: POA To rent: ROA 261,727 Sq Ft</p> <p>ADDRESS TYPE ION Worthing, Faraday Close, Worthing, BN13... General Industrial, Industrial</p> <p>DTRE Get in touch</p> |  <p>10 High Street, BN11</p> <p>FOR SALE SIZE £1,150,000.00 6,541 Sq Ft</p> <p>ADDRESS TYPE 10 High Street, Worthing, BN11 1NU Restaurants/Cafes, Other, Land, Leisure Property...</p> <p>Eightfold Get in touch</p> |  <p>110 High Street, Selsey...</p> <p>FOR SALE / TO RENT SIZE For sale: £130,000.00 To rent: ... 570 Sq Ft</p> <p>ADDRESS TYPE 110 High Street, Selsey, Chichester, PO20 0QG General Retail, Retail</p> <p>Henry Adams Get in touch</p> |
|---|--|--|--|


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Land For Sale in Walberton, Arundel, West Sussex ☆ Save Search 🔔 Create Alert


There are currently no properties that meet your search criteria
Here are some helpful next moves.

We recommend:

Barnham
Nearby Walberton, Arundel, West Sussex
1 property match your criteria with an **average price of**

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[See properties to rent in Walberton](#)

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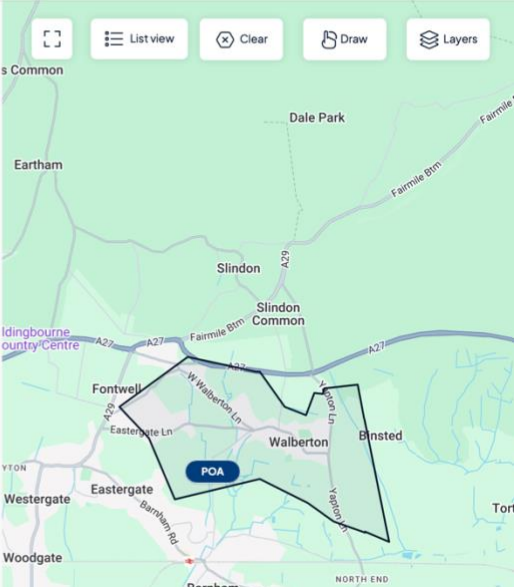
For sale Walberton Radius Price Beds More filters Keywords (0) Create alert

1 result Sort: Recommended

Featured Property

Sale by tender
Barnham Lane, Walberton, Arundel, Arundel
Plot
Nearest station 0.7mi. | Nearest school 0.4mi.
Strutt & Parker - Guildford
Added < 14 days 01483 665893

UK > West Sussex > Walberton





Pre-application Advice:

Positive pre-application advice has been received for the redevelopment of North Choller Farm to provide three new residential plots through the conversion of the traditional agricultural buildings; demolition of the existing cow barn to provide two new dwellings; and creation of a new dwelling in place of the former cattle pens.

It is considered that the conversions will cause no harm to the character of the surrounding landscape. The conversion of the traditional agricultural buildings to residential use is positively received as it will ensure their ongoing maintenance, likewise the removal of the modern farm buildings, as it allows the heritage assets to be better appreciated. It is acknowledged that the conversion of the existing farm buildings and the building of new dwellings will not physically or visually erode the open countryside such that its 'intrinsic beauty' can be maintained.

Further Information:

A tender pack is available, which includes:

- Structural Survey
- Historic England: Listed Building and Curtilage (Historic Advice Note 10)
- Pre-application - Enquiry Document
- Pre-application Advice
- Pre-application Architectural Drawings
- Location and Site Plans
- Floorplans
- Asbestos survey and management
- Topo Survey PDF
- Topo Survey DWG
- PEAPRA (Preliminary Ecological Appraisal and Roost Assessment)
- Outline Elevations Building 2
- Outline Elevations Building 4
- Outline Elevations Building 5
- Outline Elevations.dwg

Taken from Strutt and Parker Brochure

Madehurst

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For sale Madehurst west sussex Residential Most recent Refine search

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9 residential properties for sale in Madehurst, West Sussex

Grid Map

Sorry, we currently do not have any listings for sale in 0 miles of Madehurst, West Sussex - Please find below the nearest listings available.

| | | | |
|---|--|--|--|
|  <p>FOR SALE £425,000.00</p> <p>SIZE 3,069 Sq Ft</p> <p>ADDRESS 1-3 Ship Street, Shoreham-By-Sea, West Sussex...</p> <p>TYPE Office, Land, Residential, Offices, Commercial Land</p> <p>Oakley Get in touch</p> |  <p>FOR SALE £1,150,000.00</p> <p>SIZE 6,541 Sq Ft</p> <p>ADDRESS 10 High Street, Worthing, BN11 1NU</p> <p>TYPE Restaurants/Cafes, Other, Land, Leisure Property...</p> <p>Eightfold Get in touch</p> |  <p>FOR SALE £800,000.00</p> <p>SIZE 4,030 Sq Ft</p> <p>ADDRESS Petworth United Reformed Church, Golden Square...</p> <p>TYPE Residential</p> <p>Caxtons Get in touch</p> |  <p>FOR SALE £365,000.00</p> <p>ADDRESS Arundel House, Rumbolds Hill, Midhurst, GU29...</p> <p>TYPE General Retail, Residential, Retail</p> <p>Henry Adams Get in touch</p> |
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For sale Madehurst west sussex Industrial, Retail, Licens... Most recent Refine search

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24 commercial properties for sale in Madehurst, West Sussex

Grid Map

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|---|--|--|--|
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Madehurst, Arundel, West Sussex This area only Min Price to Max Price Min Beds to Max Beds Filters (1)

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Here are some helpful next moves.

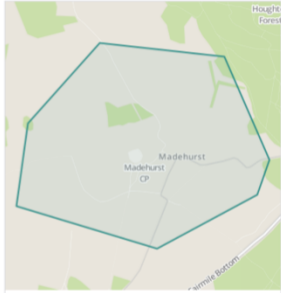
We recommend:

Slindon Common

Nearby Madehurst, Arundel, West Sussex

1 property match your criteria with an **average price of**

[View 1 property](#)



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[See properties to rent in Madehurst](#)

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For sale Madehurst Radius Price Beds [More filters](#) [Keywords \(0\)](#) [Create alert](#)

No results [Sort: Recommended](#)

No results found

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UK > West Sussex > Madehurst

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