# The Sequential Test

## 49 Warren Way, Barnham,
## West Susses PO22 0JX

Version 1.0
QFRA: 1655

27 November 2020



ARUN DISTRICT COUNCIL BN/152/20/PL

## Revision history

| Version | Date | Amendments | Issued to |
|---|---|---|---|
| 1.0 | November 2020 | 1st Issue | Ben Matthews |

## Quality control

| Action | Signature | Date |
|---|---|---|
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# 1.0 Existing Site and Proposed development

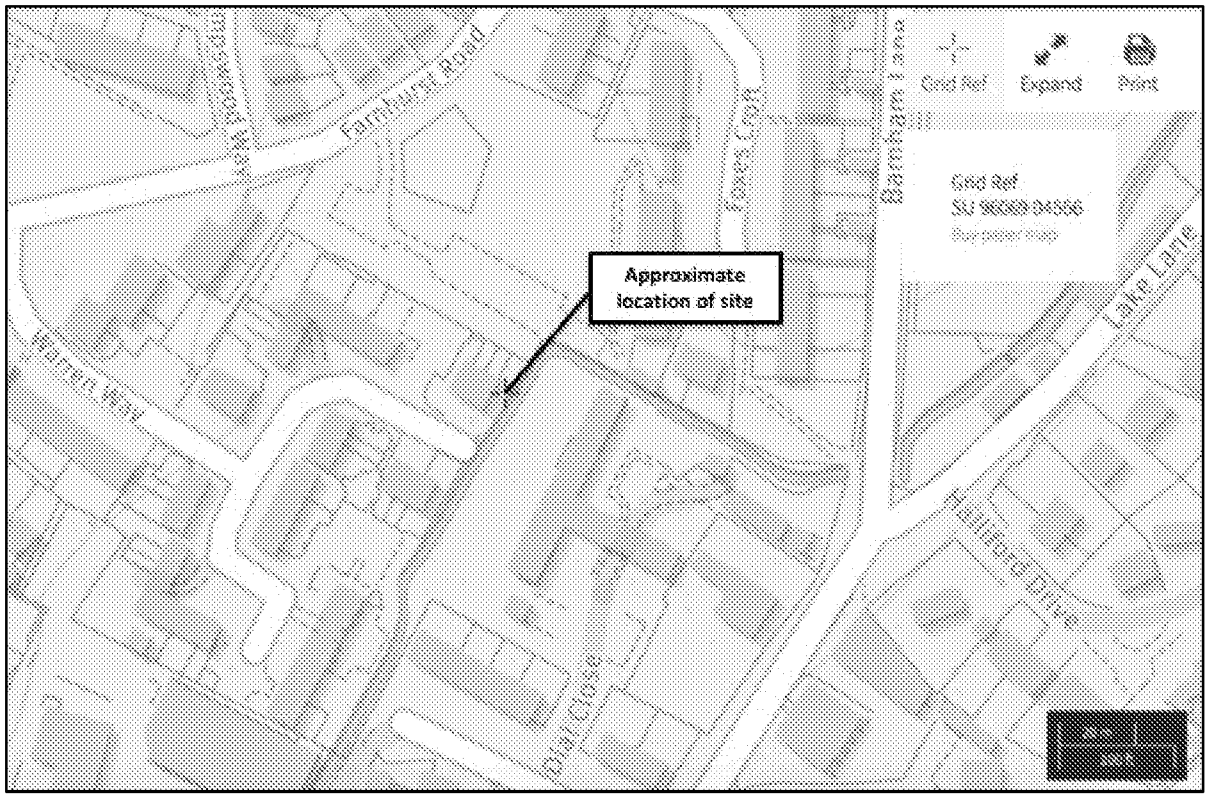
## 1.1 Existing Site

The proposal site is located adjacent to 49 Warren Way, Barnham, West Susses PO22 0JX approximately centred on the OS NGR SU 96069 04556 (**Figure 1**). The site is located within the administrative boundary of Arun District Council, which is the Local Planning Authority. The access to the site is via Warren Way. The surrounding area consists of predominantly residential use. The site topography is relatively flat and level.

## 1.2 Proposed Plan

The proposal consists of erection of a new end of terrace two storey residential dwelling. The footprint area of the proposed building is approximately 31.40m$^2$. Further details on the existing site and the proposed layout plan have been given in **Appendix A.**

Figure 1 – Site Location Map






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## 2.0 Flood risk Summary

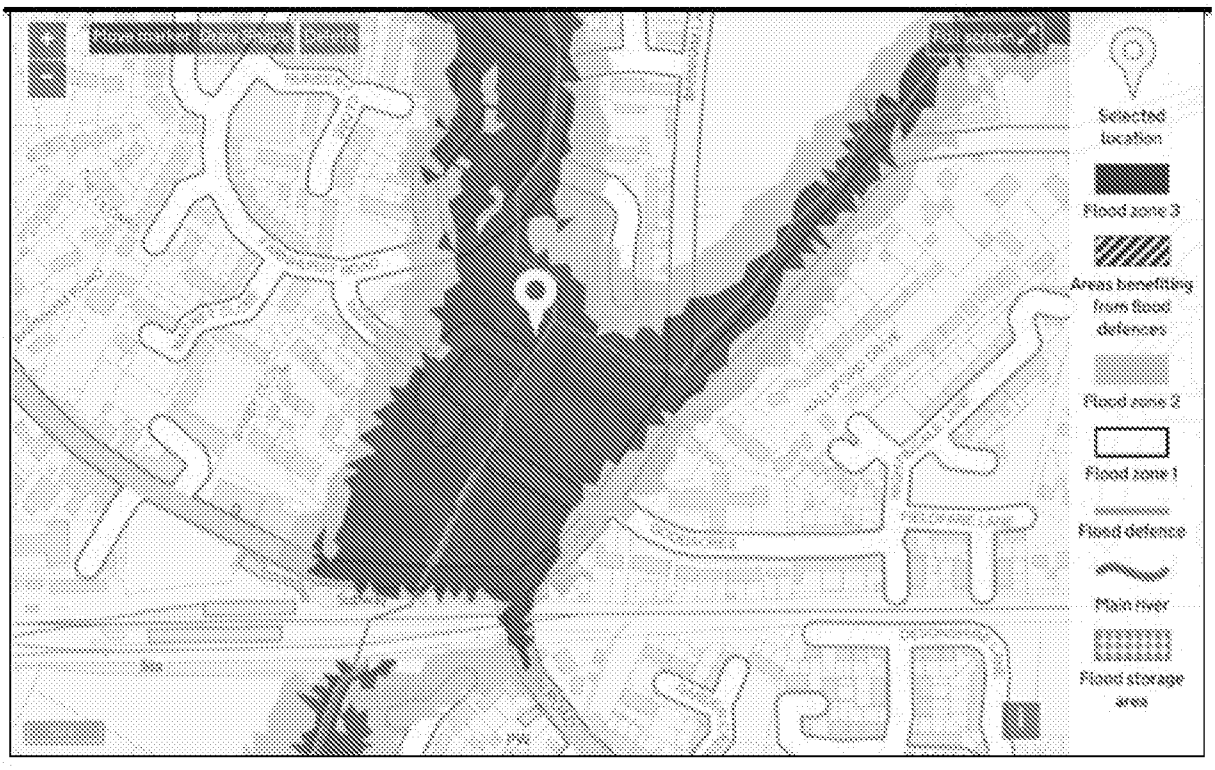
The site is located in close proximity to a small unnamed watercourse with the risk of fluvial flooding.

According to the information available from the SFRA and the Environment Agency, there were no records of flooding events at the site.

The Environment Agency's Flood Maps show that the site lies within the Flood Zone 3 (high probability flooding) **(Figure 2).** The Environment Agency's flood risk map indicates that the risk of flooding to the site is 'medium'.

The overall risk of surface water flooding to the site varies from 'medium' to 'high' with the maximum flood depth less than 300mm.The flood risk from other sources including underground water, sewer and reservoir is low.

Figure 2 - Environment Agency's Flood Map




Appropriate flood risk mitigations have been proposed for the site. Full details of these measures are included in the Flood Risk Assessment of the site (Ref. QFRA 1655, Ver 1.0 Dated 02/04/2020). Further information on the existing site and the proposed plans are provided in **Appendix A**.



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## 3.0 The Sequential Test

This Sequential Test follows the guidelines set out in the NPPF. The overall aim of the Sequential Test should be to steer new development to Flood Zone 1 (Low Probability Flooding). Where there are no reasonably available sites in Flood Zone 1, the Local Authority should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the Exception Test if required. Where there are no reasonably available sites in Flood Zones 1 or 2, the suitability of sites in Flood Zone 3 should be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.
As the proposal site is located in Flood Zone 3, the aim is to find and assess the alternative sites located in either Flood Zone 2 or Flood zone 1.

## 4.0 Search Area for Potential Sites

The search area has been set for the entire area within the Arun District Council. The search was mainly focused on the areas located in Flood Zone 1 and Flood Zone 2 within this search area.

## 5.0 Sources of information

Possible alternative sites have been identified within the vicinity of the proposal site by assessing the data and information on the land currently available on sale and also using information available on the Housing and Economic Land Availability Assessment Report of the Arun District Council. In addition, information was obtained from local land agents and their online database of land currently on sale. The flood risk at each site has been determined using the Environment Agency's Flood Maps.

## 6.0 Assessment of HELAA Sites

An assessment of the housing land availability in the borrow was made. Housing and Economic Land Availability Assessment (HELAA, February 2020) (**Appendix B).** The HELAA report has provided a brief overview of the potential sites for residential and other uses in the area. The HELAA has included information on the deliverable sites and developable sites. There are 61 number of sites listed as deliverable sites. The viability yield of these sites varies from 6 to 774. Therefore, none of these sites can be considered for 1 no. of residential dwelling. Similarly,



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there are 52 number of developable sites. The viability yield of these sites varies from 5 to 1045. Therefore, none of these sites can be considered for 1 no. of residential dwelling.

## 7.0 Search for alternative sites

The following search methods were adopted to find information about sites that may be considered alternative sites within the search area. The search area is the entire Arun District Council area.

## 7.1 Enquiry to local land estate agents

Enquiry was made to the local estate agents to find out information about the appropriate sites that are currently on sale within the search area. The following agents were contacted:

**Land & Brand-New Homes Limited**
B1 Yeoman Gate
Yeoman Way
Worthing
West Sussex
BN13 3QZ
[redacted]

**Savills**
2 Charlotte Place
Southampton
Hampshire
SO14 0TB
[redacted]

**Henry Adams**
25 High Street
Bognor Regis
West Sussex
PO21 1RS
[redacted]



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**RH & RW Clutton**
15 New Street
Petworth GU28 0AS
[redacted]

**Jarlands Estates**
187A S Coast Road
Peacehaven
Brighton BN10 8NS

[redacted]

**Freehold English Land Agency Ltd**
18 City Business Centre
6 Brighton Road
Horsham RH13 5BB

[redacted]

Evidences of correspondences are given in **Appendix C.** Through the enquiries and personal communication with the estate agents, it has been found that there were currently no appropriate lands available on sale within the search area.

## 7.2 Online database search

Online database search was performed on rightmove ( www.rightmove.co.uk ) and zoopla (www.zoopla.co.uk) (25/11/2020).

### Rightmove

There were 16 sites currently available on Rightmove as a result of a broad search within the search area. However, none of the sites were considered appropriate for 1 no. of residential dwelling as all of them were bigger in size. Evidences of online search are provided in **Appendix D.**



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**Zoopla**

There were 6 number of sites currently available on sale within the search area. However, none of the sites were considered appropriate for 1 no. of residential dwelling as all of them were bigger in size. Evidences of online search are provided in **Appendix D.**

Based on the responses from the estate agents and the online database search of land currently available on sale, it is concluded that there are no reasonable alternative sites currently available on sale at a lower flood risk that would make the project viable and produce the total benefits that will be the case with the proposed development site located at the land adjacent to 49 Warrant Way.

### 7.3 Enquiry to the Council

An enquiry was made to the council regarding the availability of any sites that might be considered as an alternative site. However, we have not received any response until the writing of this report. Evidence of correspondence with the council is provided in **Appendix E.**

## 8.0 Conclusion

Through various searches, it is found that there are currently no sequentially preferable sites available in lower flood risk areas for the proposed development site located at the land adjacent to 49 Warrant Way. The proposal site is appropriate for the proposed residential development for 1 no. residential house and therefore passes the Sequential Test in accordance with the NPPF guidelines.



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# Appendix A Existing Site and Proposed Plans

# Appendix B Housing and Economic Land Availability Assessment (HELAA)

# Appendix C Correspondence with local land agents

# Appendix D Results of online database search (Rightmove & Zoopla)

# Appendix E Correspondence with the Council