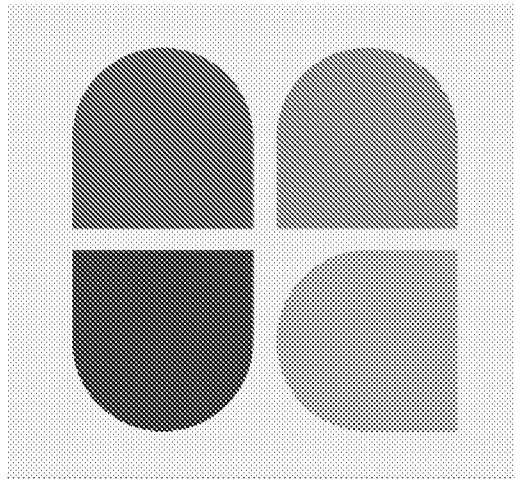




BRIGHT PLAN CIVILS

**29 HIGHCROFT CRESCENT, BOGNOR
REGIS PO22 8DH**

**RE-ESTABLISHMENT OF DWELLING TO
FORM FORMER PAIR OF SEMI-
DETACHED BUNGALOWS**

Sequential Test

Prepared on Behalf of

Mr. C Waller

D1917/ST/1.0

March 2021

DOCUMENT CONTROL

Project: 29 Highcroft Crescent, Bognor Regis PO22 8DH
Re-establishment of dwelling to form former pair of semi-detached bungalows

Document: Sequential Test

Client: Mr. C Waller

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1 INTRODUCTION

1.1 Background

- 1.1.1 Bright Plan Civils is instructed by Mr C. Waller to prepare a Sequential Test to accompany a planning application relating to 29 Highcroft Crescent, Bognor Regis PO21 8DH.
- 1.1.2 The applicant is proposing to reverse a previously consented and implemented planning approval (BR/194/14/PL) where two semi-detached bungalows (27 & 29 Highcroft Crescent) were converted into a single detached dwelling. The applicant wishes to reverse this process and re-establish the building as two semi-detached properties.
- 1.1.3 The 2 No. bungalows were converted into a single dwelling in 2014 by the same applicant to provide greater room for the disabled occupant (also the applicant), confirmed in the Design and Access Statement submitted as part of the application (BR/194/14/PL). The conversion combined the 2 No. dwellings via a single opening in the existing internal party wall.
- 1.1.4 The applicant is seeking to reinstate the internal wall by bricking up the opening previously introduced, to re-establish 2 No. separated dwellings. As is confirmed within the Design and Access Statement for the application which this Sequential Test supports, no additional changes are proposed externally. There will be no change to the external appearance of the building and also no increase in the areas of hardstanding.
- 1.1.5 This report has been prepared for the benefit of the named Client only.

1.2 Site Location and Description

- 1.2.1 The site is located on Highcroft Crescent, Bognor Regis, and currently accommodates a single detached bungalow having been converted from two semi-detached bungalows in 2014. The overall site area totals (0.06Ha). A site location plan has been prepared and is included within this report (D1917-ST001 'Site Location Plan').
- 1.2.2 The overall impermeable area represents no external material changes compared with 2014 when the property was two semi-detached bungalows. Following the reversal of this process, converting the dwelling back to two semi-detached bungalows, there will again be no external material changes implemented and/or any change in the impermeable area at the site.
- 1.2.3 The site is located within Flood Zone 2, as is confirmed by Flood Maps for Planning (**Figure 1**).
- 1.2.4 Flood Zone 2 is defined as '*Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding*'. Flood Zone 2 is deemed to represent a '*Medium Probability*' of flooding from river or the sea.
- 1.2.5 Although the site is located in Flood Zone 2, the neighbouring property (25 Highcroft Crescent) is established within Flood Zone 1, which is defined as '*Land having a less than 1 in 1,000 annual probability of river or sea flooding*' and is deemed to represent the lowest risk of flooding, or '*Low Probability*'. Beyond this property, to the south, the immediate surrounding area is also classified as Flood Zone 1.

2 FLOOD RISK

2.1 Summary of Flood Risk

2.1.1 A Flood Risk Assessment has been prepared on behalf of the applicant. A brief, independent summary of flood risk is provided below;

2.1.2 The site is located within Flood Zone 2, as is confirmed by Flood Maps for Planning (**Figure 1**).



Figure 1. Flood Maps for Planning (Gov.uk)

2.1.3 The definition of Flood Zone 2 is confirmed in **Figure 2**.

Flood Zone	Definition
Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Figure 2 – Flood Zone Classification – Flood Risk and Coastal Change, Table 1

Sources of Flood Risk

Source of Flood Risk	Risk Rating
Rivers or the Sea	Low
Surface Water	Very Low
Reservoirs	None
Groundwater	Very Low
Sewers	Very Low

Figure 3 – Summary of Flood Risk, by Source

- 2.1.4 The site is at 'Low' risk of flooding from Rivers or the Sea, which represents a chance of flooding from such sources ranging from 0.1% to 1%, taking into account the effect of any flood defences in the area. The extents of flood risk from Rivers of the Sea are demonstrated in **Figure 4**, below.

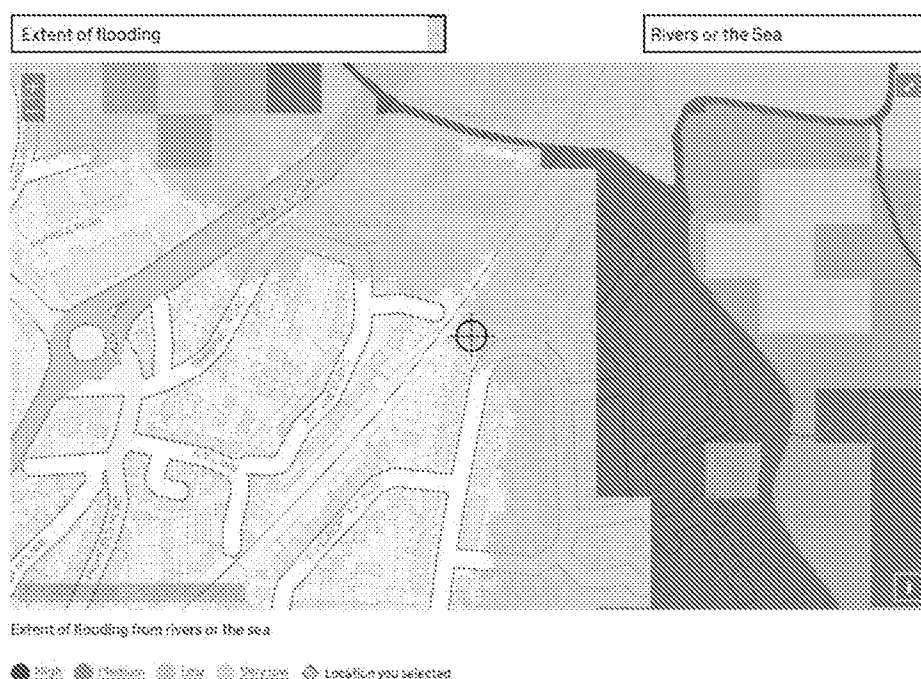
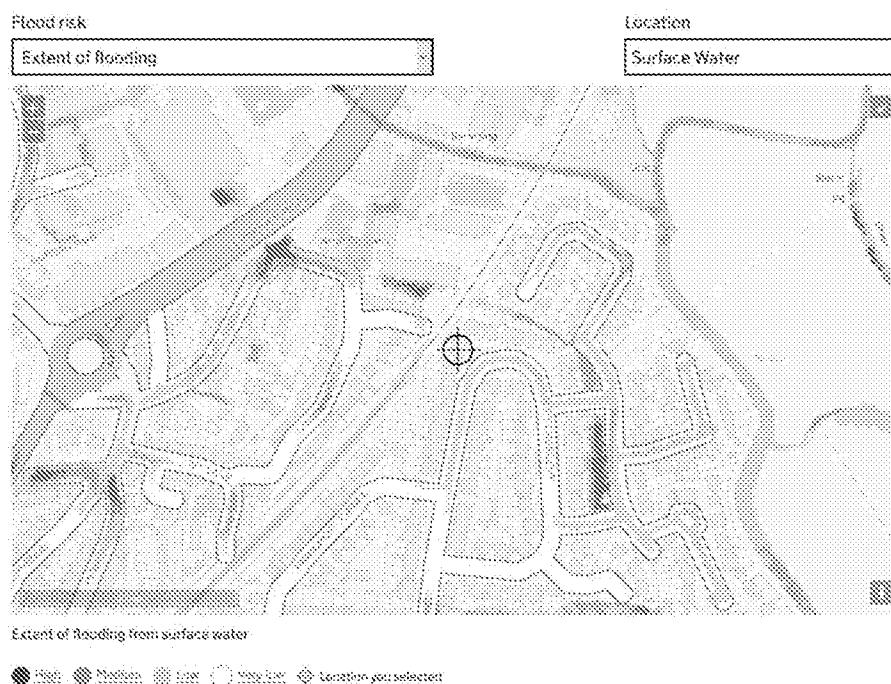
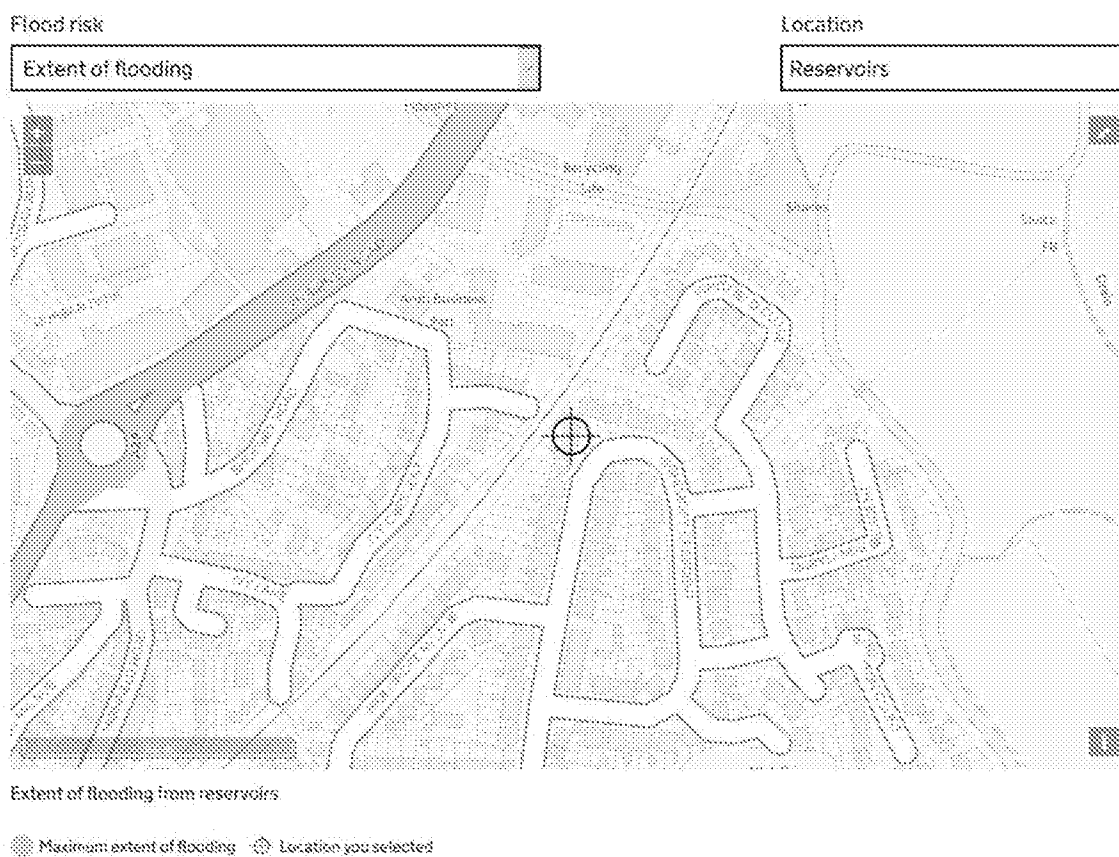


Figure 4 – Long-Term Flood Risk Map (Rivers or the Sea) (Gov.uk)

- 2.1.5 The site is at 'Very Low' risk of flooding from surface water, which represents an annual chance of flooding from this source of less than 0.1%, as indicated in **Figure 5**.



2.1.6 The site is not at risk of flooding from Reservoirs or artificial sources (**Figure 6**).



3 PLANNING POLICY CONTEXT

This section sets out the relevant planning policy and guidance documents for undertaking the Sequential Test.

3.1 National Planning Policy and Guidance

- 3.1.1 National planning policy and guidance on flood risk is provided within the National Planning Policy Framework, February 2019 (NPPF) and the National Planning Practice Guidance (NPPG) on Flood Risk and Coastal Change, March 2014.
- 3.1.2 Paragraphs 155 to 165 of the NPPF set out planning policy relating to flood risk management. The main focus of the policy is to direct development towards areas of the lowest practical flood risk and to ensure that all development is safe, without increasing flood risk elsewhere.
- 3.1.3 Paragraph 158 of the NPPF is clear that the aim of the Sequential Test is to *'steer development to areas with the lowest risk of flooding. 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.'*
- 3.1.4 The NPPF states that, should it not be feasible for development to be located within an area of lower flood risk, the Exception Test may have to be applied depending on the flood zone and development vulnerability in line with the Flood Risk Vulnerability Classification set out in national planning guidance.
- 3.1.5 The NPPF requires Exception Tests to be informed by a site-specific flood risk assessment at application stage and should satisfy both elements;
 - 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.
- 3.1.6 'Flood Risk and Coastal Change' (Gov.uk), published by Ministry of Housing, Communities and Local Government forms part of the NPPF suite of documents, and *'advises how to take account of and address the risks associated with flooding and coastal change in the planning process.'*
- 3.1.7 Flood Risk and Coastal Change states that *'The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as defined in the Strategic Flood Risk Assessment for the area provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zone 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.'* **(Paragraph 019 Reference ID: 7-019-20140306).**
- 3.1.8 When applying the Sequential Test to individual planning application, Flood Risk and Coastal Change states that *'The Sequential Test does not need to be applied for individual developments on sites which have been allocated in development plans through the Sequential Test, or for applications for minor development or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).'*

Nor should it normally be necessary to apply the Sequential Test to development proposals in Flood Zone 1 (land with a low probability of flooding from rivers or the sea), unless the Strategic Flood Risk Assessment for the area, or other more recent information, indicates there may be flooding issues now or in the future (for example, through the impact of climate change).

For individual planning applications where there has been no sequential testing of the allocations in the development plan, or where the use of the site being proposed is not in accordance with the development plan, the area to apply the Sequential Test across will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases it may be identified from other Local Plan policies, such as the need for affordable housing within a town centre, or a specific area identified for regeneration. For example, where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives.

When applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken. For example, in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere. For nationally or regionally important infrastructure the area of search to which the Sequential Test could be applied will be wider than the local planning authority boundary.

Any development proposal should take into account the likelihood of flooding from other sources, as well as from rivers and the sea. The sequential approach to locating development in areas at lower flood risk should be applied to all sources of flooding, including development in an area which has critical drainage problems, as notified to the local planning authority by the Environment Agency, and where the proposed location of the development would increase flood risk elsewhere.' (**Paragraph 033 Reference ID: 7-033-20140306**).

- 3.1.9 Flood Risk and Coastal Change Table 2, categorises different types of uses and development according to their vulnerability to flood risk. In view of Flood Risk and Coastal Change Table 2, the existing dwelling is classified as 'More Vulnerable' ('Buildings used for dwelling houses'), whilst this classification will remain following the process to revert the property back to two semi-detached bungalows.
- 3.1.10 Flood Risk and Coastal Change Table 3 confirms the compatibility where vulnerability (established in Table 2) is concerned, relating to the different Flood Zone classifications.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone 1	✓	✓	✓	✓	✓
Flood Zone 2	✓	Exception Test Required	✓	✓	✓
Flood Zone 3a†	Exception Test Required †	✗	Exception Test Required	✓	✓
Flood Zone 3b*	Exceptions Test Required *	✗	✗	✗	✓

✓ = Development is appropriate
 ✗ = Development should not be permitted

Figure 7 – Flood Risk and Coastal Change, Table 3

- 3.1.11 The building is located in Flood Zone 2, therefore the existing and proposed dwellings are compatible in this flood zone, given the above classification. As a result, application of the Exception Test is not required.

3.1.12 Further guidance regarding flood risk management is contained within the following;

- The Flood and Water Management Act (2015)
- Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems (2015)

3.2 Local Planning Policy & Guidance

3.2.1 The Arun Local Plan covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on the 18th July 2018.

3.2.2 Policy WDM2 (Flood Risk) of the Arun District Council Local Plan states that;

'Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA), will only be permitted where all of the following criteria have been satisfied:

- a. *The sequential test in accordance with the National Planning Policy Guidance has been met.*
- b. *A site-specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.*
- c. *The sustainability benefits to the wider community are clearly identified.*
- d. *The scheme identified adaptation and mitigation measures.*
- e. *Appropriate flood warning and evacuation plans are in place; and*
- f. *New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.*

The reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in Flood Risk Assessments: climate change allowances section of the NPPG.

In locations where strategic defence or resilient and resistant construction measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which is compatible with the latest Strategic Flood Risk Assessment.

All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy. The council may require financial contributions from development on sites where measures address flood risk or to improve the environmental quality of watercourses have been identified by these Plans and Strategies.'

4 METHODOLOGY

- 4.1.1 Paragraph 158 of the NPPF states the aim of the Sequential Test is to '*steer development to areas with the lowest risk of flooding. 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.*'
- 4.1.2 The PPG advises that in undertaking a Sequential Test, an explanation should be provided as to why the specific application site has been chosen for development.
- 4.1.3 Further to 4.1.2, the site (29 Highcroft Crescent) is owned by the applicant, who is also the occupant. The property was formerly two separate dwellings (27 and 29 Highcroft Crescent); however, the bungalows were converted into a single dwelling in 2014 by the same applicant to provide greater room for the disabled occupant. The conversion combined the 2 No. dwellings via a single opening in the existing internal party wall. There was no change to the building(s) externally, whilst also no material change to the wider site, including to the areas of hardstanding. The applicant is looking to reverse this process to re-establish two separate semi-detached dwellings.

4.2 Identification of Potential Alternative Sites

- 4.2.1 Following consultation with Arun District Council, it has been requested that a search for alternative sites should cover a 2km radius of the application site.
- 4.2.2 Reference has been made to the Arun District Council Local Plan, the Arun District Council Authority Monitoring Report (December 2020), as well as Arun District Council's 'Planning Application Finder' search tool in order to identify potential alternative sites.
- 4.2.3 The Arun District Council Authority Monitoring Report (December 2020) confirms that, at present, Arun District Council is unable to meet its 5 Year Housing Land Supply.
- 4.2.4 As confirmed within the Arun District Council Authority Monitoring Report (December 2020), '*The NPPF states that LPAs may make an allowance for windfall sites as part of the anticipated supply if they have compelling evidence that such sites will provide a reliable source of supply. This should not include residential gardens.*'

5 SEQUENTIAL TEST

- 5.1.1 Drawing **D1917-ST-002 'Sequential Test Search Extents'** has been prepared to demonstrate the extents of a 2km radius from the application site, as has been requested by Arun District Council in the search for alternative available sites. Any alternative available site would need to be able to deliver one new dwelling of either two or three bedrooms.
- 5.1.2 A further drawing **D1917-ST-003 'Sequential Test Search Extents, Constraints Map'** has been prepared to demonstrate the extents of Flood Zones 2 and 3 within the 2km search area, noting that the search is for alternative sites which represent a reduced risk of flooding than the application site, therefore needing to be located in Flood Zone 1.
- 5.1.3 A visual assessment has been undertaken of 'undeveloped' land within the 2km search area. These sites have also been plotted on drawing **D1917-ST-003 'Sequential Test Search Extents, Constraints Map'**.
- 5.1.4 Reference has been made to the Arun District Council Local Plan in relation to these 'undeveloped' sites to ascertain the suitability or viability in terms of development. Local Plan Policy Map 3 (**Appendix C**) identifies that the large majority, if not all, of the sites which are visually undeveloped within a 2km radius of the site and at a lower risk of flooding (Flood Zone 1) are designated as 'Open Space', and therefore not suitable for consideration.
- 5.1.5 The Arun District Council Authority Monitoring Report (December 2020) Appendix 8 confirms '*Small Site Commitments as at 31st March 2020.*'
- 5.1.6 The small site commitments have been reviewed to identify any sites which are comparable in terms of size and scale where the associated proposed development is concerned, relative to the applicant's site (29 Highcroft Crescent). In total, there are 165 No. applications confirmed within the small site commitments schedule relating to single dwelling developments.
- 5.1.7 Of the 165 No. applications confirmed within the small site commitments schedule relating to single dwelling developments, 28 No. fall within a 2km radius of the applicant's site, and within Flood Zone 1.
- 5.1.8 Given that these 28 No. sites have planning consent, these sites are not 'available' for development as development has already been consented at the sites, with the expectation that the existing applicant(s) will implement the development(s) associated with these approvals. For this reason, these sites have been disregarded from the search on the basis that they are not 'available'.
- 5.1.9 The full schedule of small site commitments can be found within **Appendix D** of this report. The 28 No. sites confirmed as per **5.1.8** have been highlighted for ease of reference.
- 5.1.10 In addition to the review of Arun District Council's Authority Monitoring Report (December 2020), reference has also been made to Arun District Council's online 'Planning Application Finder'.
- 5.1.11 The Arun District Council Planning Application Finder allows a search to be conducted up to a one-mile radius from any given site, by postcode. A search has been conducted up to a one-mile radius from 29 Highcroft Crescent – the maximum search radius available – which is comparable to the specified 2km radius requested by Arun District Council for this Sequential Test.
- 5.1.12 All of the applications within a one-mile radius have been reviewed, and none are comparable to the development as is proposed by the applicant in relation to 29 Highcroft Crescent (creation of a single dwelling, with 2 or 3 No. bedrooms).
- 5.1.13 The full list of applications within a one-mile radius of the site (as of 23rd March 2021) are contained within

Appendix E, with a brief description of the proposal(s) in each instance.

- 5.1.14 A search for available land within Arun District Council's stated 2km radius of the site has also been undertaken, which would be suitable for the construction of a single two or three-bedroom property, located within an area of reduced flood risk (i.e. Flood Zone 1).
- 5.1.15 A search within a two-mile radius (2km search option not available) of 29 Highcroft Crescent (PO22 8DH) indicates that there are currently no sites available for purpose with the search area.
- 5.1.16 This search has been conducted using 'OnTheMarket'; https://www.onthemarket.com/for-sale/land/po22-8dh/?radius=2.0&sort-field=update_date, the result for which is confirmed below;

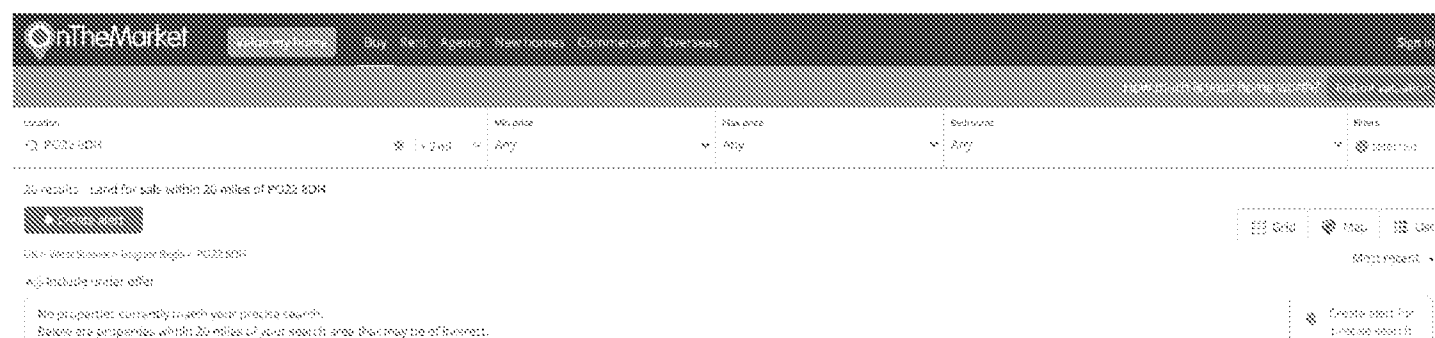


Figure 8 – OnTheMarket Search Result

5.2 Conclusion

- 5.2.1 Following completion of a search for 'reasonably available' sites, as per the Sequential Test undertaken above, it is evident that there are no alternative sites available which could accommodate the development proposed by the applicant, which is located in an area of lower flood risk (Flood Zone 1).
- 5.2.2 Based on the above, it is considered that the Council cannot meet its 5 Year Housing Land Supply without including allocations within Flood Zones 2 and 3, or areas at risk of surface water flooding. It is confirmed within Arun District Council's Authority Monitoring Report (December 2020), that the Council cannot currently meet its required 5 Year Housing Land Supply.
- 5.2.3 The applicant's proposal will provide an additional dwelling. Given the low-level works required in order to implement what is proposed, it is considered that this single dwelling could be brought into use almost immediately.

6 EXCEPTION TEST

- 6.1.1 Further to the Sequential Test, application of the Exception Test is not required given the flood risk vulnerability classification of the proposed 'development' ('*More Vulnerable*') with the site situated in Flood Zone 2. This is confirmed as per Flood Risk and Coastal Change, Table 2.

7 SUMMARY

- 7.1.1 This Sequential Test has been undertaken on behalf of Mr. C Waller in relation to 29 Highcroft Crescent.
- 7.1.2 29 Highcroft Crescent is under the ownership and control of the applicant, Mr. C Waller.
- 7.1.3 Arun District Council cannot currently meet its 5 Year Housing Land Supply, therefore sites at increased risk of flooding shall be considered for development (i.e. Flood Zones 2 and 3).
- 7.1.4 The site is located in an already built-up residential development and it at 'Low' risk of flooding from all sources, despite being in Flood Zone 2 ('Medium Probability'). The site is located within the immediate vicinity of Flood Zone 1 (25 Highcroft Crescent).
- 7.1.5 The existing property (29 Highcroft Crescent) was formerly two semi-detached bungalows (27 and 29 Highcroft Crescent), which were converted to a single dwelling in 2014 by the disabled occupant in order to provide greater room to aid manoeuvrability. The same applicant/occupant is now looking to reverse this process to provide two separate semi-detached bungalows, as was previously the arrangement at the site(s).
- 7.1.6 As was the case when the conversion from two dwellings to one was implemented, there will be no change externally at the property; no increase in the impermeable area, and therefore no increase in the risk of flooding.
- 7.1.7 The existing and proposed floor plans demonstrate that there would be no increase in the number of occupants residing at the properties following the conversion back to two semi-detached bungalows, and therefore no increase in term of risk or vulnerability to the occupants in relation to flood risk.
- 7.1.8 Further to 7.1.7, there will also be no increase in floor area at the site, therefore meaning there is no opportunity or potential for an increase in total occupancy.
- 7.1.9 The applicant's proposal will provide an additional dwelling, given the low-level works required in order to implement what is proposed, it is considered that this single dwelling could be brought into use almost immediately.
- 7.1.10 Application of the Exception test is not required.
- 7.1.11 There are no 'reasonably available' alternative sites within a 2km search radius of the application site which can deliver the same volume of housing which is at a lesser risk of flooding (Flood Zone 1), with a pragmatic approach having been adopted in identifying 'reasonably available' sites.
- 7.1.12 Had the 2014 approval not been implemented, what is currently being proposed would already exist.
- 7.1.13 In conclusion, this report has demonstrated that there are no sequentially preferable sites which are 'reasonably available', therefore, the Sequential Test has been passed.

DRAWINGS

ST-001	Site Location Plan
ST-002	Sequential Test Search Extents
ST-003	Sequential Test Search Extents, Constraints Plan



NOTES

A3

1. This drawing is to be read in conjunction with all other 8PC drawings, and with all relevant Architect's and Engineer's drawings and specification. Any discrepancies found are to be reported immediately to the Engineer.

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03

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Amendments

Date

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Drawing Status

PLANNING

Client

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Project

29 Highcroft Crescent,
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Drawing Title

Site Location Plan

Scale

1:500

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Sequential Test Search Extents

Site Location (29 Highcroft Crescent)

Sequential Test Search Extents

NOTES

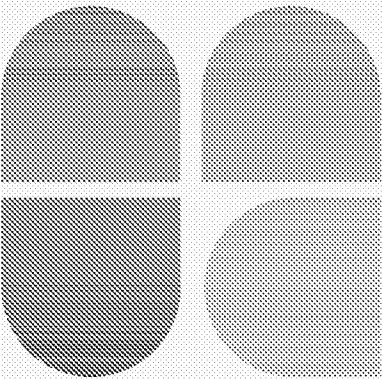
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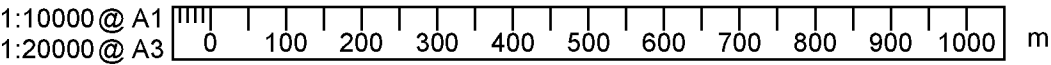


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Drawing Status	PLANNING		
Client	Mr C Waller		
Project	29 Highcroft Crescent, Bognor Regis PO22 8DH		
Drawing Title	Sequential Test Search Extents		
Scale	Date	Drawn By	Checked By
1:10000	Mar. '21	SPB	LDF
Drawing No.	D1917-ST-002		Rev.
		-	

Sequential Test Search Extents @ 1:10000





- Sequential Test Search Extents, Constraints Plan-
- Site Location (29 Highcroft Crescent)
 - Sequential Test Search Extents
 - Flood Zone 2
 - Flood Zone 3
 - Arun District Council Local Plan - Existing Open Space
 - Arun District Council Local Plan - Strategic Employment Site

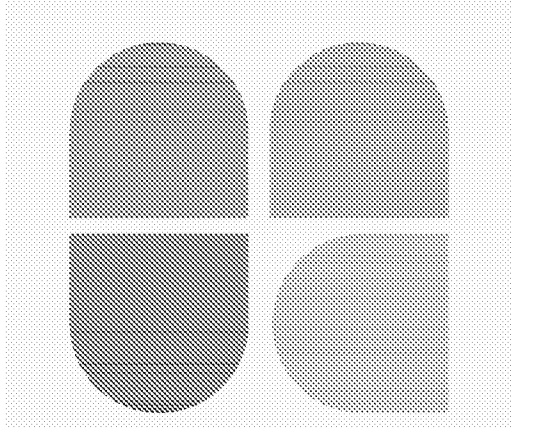
NOTES

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- Bright Plan Civils accepts no responsibility for inaccuracies in data provided by third parties such as topographic surveys or Ordnance Survey mapping.
- The extents of Flood Zones have been interpreted and interpolated from Flood Maps for Planning (Gov.uk) for illustrative purposes only. Reference should be made to the original source(s) of information for accuracy.
- Additional information portrayed on this drawing has been interpreted and interpolated from Arun District Council's Local Plan for illustrative purposes only. Reference should be made to the original source(s) of information for accuracy.

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Sequential Test Search Extents, Constraints Plan @ 1:10000

1:10000 @ A1
1:20000 @ A3

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APPENDICES

Appendix A National Planning Policy Framework (NPPF) Extracts



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

February 2019
Ministry of Housing, Communities and Local Government



National Planning Policy Framework

Presented to Parliament
by the Secretary of State for Housing, Communities and Local Government
by Command of Her Majesty

February 2019



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152. Local planning authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.
153. In determining planning applications, local planning authorities should expect new development to:
- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
 - b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
154. When determining planning applications for renewable and low carbon development, local planning authorities should:
- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
 - b) approve the application if its impacts are (or can be made) acceptable⁴⁹. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

Planning and flood risk

155. 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.
156. Strategic policies should be informed by a strategic flood risk assessment, and should manage flood risk from all sources. They should consider cumulative impacts in, or affecting, local areas susceptible to flooding, and take account of advice from the Environment Agency and other relevant flood risk management authorities, such as lead local flood authorities and internal drainage boards.
157. All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change

⁴⁹ Except for applications for the repowering of existing wind turbines, a proposed wind energy development involving one or more turbines should not be considered acceptable unless it is in an area identified as suitable for wind energy development in the development plan; and, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.

– so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:

- a) applying the sequential test and then, if necessary, the exception test as set out below;
- b) safeguarding land from development that is required, or likely to be required, for current or future flood management;
- c) using opportunities provided by new development to reduce the causes and impacts of flooding (where appropriate through the use of natural flood management techniques); and
- d) where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.

158. The aim of the sequential test is to steer new development to areas with the lowest risk of flooding. 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.
159. If it is not possible for development to be located in zones 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 national planning guidance.
160. 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. For the exception test to be passed 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.
161. Both elements of the exception test should be satisfied for development to be allocated or permitted.
162. Where planning applications come forward on sites allocated in the development plan through the sequential test, applicants need not apply the sequential test again. However, the exception test may need to be reapplied if relevant aspects of the proposal had not been considered when the test was applied at the plan-making stage, or if more recent information about existing or potential flood risk should be taken into account.

163. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment⁵⁰. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient;
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - d) any residual risk can be safely managed; and
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
164. Applications for some minor development and changes of use⁵¹ should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50.
165. Major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:
- a) take account of advice from the lead local flood authority;
 - b) have appropriate proposed minimum operational standards;
 - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
 - d) where possible, provide multifunctional benefits.

Coastal change

166. In coastal areas, planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Integrated Coastal Zone Management should be pursued across local authority and land/sea boundaries, to ensure effective alignment of the terrestrial and marine planning regimes.

⁵⁰ A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

⁵¹ This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.

Appendix B Flood Risk and Coastal Change Extracts

The aim of the Sequential Test

What is the aim of the Sequential Test for the location of development?

The Sequential Test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as refined in the Strategic Flood Risk Assessment for the area provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

- **Note:** Table 2 categorises different types of uses & development according to their vulnerability to flood risk. Table 3 maps these vulnerability classes against the flood zones set out in Table 1 to indicate where development is 'appropriate' and where it should not be permitted.

Within each flood zone, surface water and other sources of flooding also need to be taken into account in applying the sequential approach to the location of development.

Paragraph: 019 Reference ID: 7-019-20140306

ARUN DISTRICT COUNCIL BR/86/21/PL

Revision date: 06 03 2014

Applying the Sequential Test to individual planning applications

How should the Sequential Test be applied to planning applications?

See advice on the sequential approach to development and the use of the sequential test.

The Sequential Test does not need to be applied for individual developments on sites which have been allocated in development plans through the Sequential Test, or for applications for minor development or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site).

Nor should it normally be necessary to apply the Sequential Test to development proposals in Flood Zone 1 (land with a low probability of flooding from rivers or the sea), unless the Strategic Flood Risk Assessment for the area, or other more recent information, indicates there may be flooding issues now or in the future (for example, through the impact of climate change).

For individual planning applications where there has been no sequential testing of the allocations in the development plan, or where the use of the site being proposed is not in accordance with the development plan, the area to apply the Sequential Test across will be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases it may be identified from other Local Plan policies, such as the need for affordable housing within a town centre, or a specific area identified for regeneration. For example, where there are large areas in Flood Zones 2 and 3 (medium to high probability of flooding) and development is needed in those areas to sustain the existing community, sites outside them are unlikely to provide reasonable alternatives.

When applying the Sequential Test, a pragmatic approach on the availability of alternatives should be taken. For example, in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere. For nationally or regionally important infrastructure the area of search to which the Sequential Test could be applied will be wider than the local planning authority boundary.

Any development proposal should take into account the likelihood of flooding from other sources, as well as from rivers and the sea. The sequential approach to locating development in areas at lower flood risk should be applied to all sources of flooding, including development in an area which has critical drainage problems, as notified to the local planning authority by the Environment Agency, and where the proposed location of the development would increase flood risk elsewhere.

See also advice on who is responsible for deciding whether an application passes the Sequential Test and further advice on the Sequential Test process available from the Environment Agency (flood risk standing advice).

Who is responsible for deciding whether an application passes the Sequential Test?

It is for local planning authorities, taking advice from the Environment Agency as appropriate, to consider the extent to which Sequential Test considerations have been satisfied, taking into account the particular circumstances in any given case. The developer should justify with evidence to the local planning authority what area of search has been used when making the application. Ultimately the local planning authority needs to be satisfied in all cases that the proposed development would be safe and not lead to increased flood risk elsewhere.

Paragraph: 034 Reference ID: 7-034-20140306

Appendix C Arun District Council Local Plan Extracts

Adoption Arun Local Plan 2011-2031 (July 2018)

Preface

Arun Local Plan 2011 to 2031

The Arun Local Plan covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on the 18th of July 2018.

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management measures for the River Arun and the Black Ditch. The Strategy breaks down the River Arun and its flood plain into several strategy units, of which a number are located within the District.

- 18.3.6** In considering new locations for development, and to minimise future risks, it is important that developers consult the latest Strategic Flood Risk Assessment (SFRA) which details the extent of the hydraulic modelling, existing flood defences and the extent of fluvial, tidal, historic incidents of sewer flooding and the speeds and depths associated with this, as well as areas prone to flooding in addition to the Environment Agency flood maps to ensure that development is avoided in areas at risk from flooding, or likely to be at risk as a result of climate change, or in areas where development is likely to increase flooding elsewhere.

Policy W DM2

Flood risk

Development in areas at risk from flooding, identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment (SFRA) , will only be permitted where all of the following criteria have been satisfied:

- a. The sequential test in accordance with the National Planning Policy Guidance has been met.
- b. A site specific Flood Risk Assessment demonstrates that the development will be safe, including access and egress, without increasing flood risk elsewhere and reduce flood risk overall.
- c. The sustainability benefits to the wider community are clearly identified.
- d. The scheme identifies adaptation and mitigation measures.
- e. Appropriate flood warning and evacuation plans are in place; and
- f. New site drainage systems are designed to take account of events which exceed the normal design standard i.e. consideration of flood flow routing and utilising temporary storage areas.

The reports prepared as part of the criteria above must take into account contingency allowances, taking climate change into account as set out in Flood Risk Assessments: climate change allowances section of the NPPG.

In locations where strategic flood defence or resilient and resistant construction measures are necessary within the site itself, proposals will be required to demonstrate how measures have been incorporated as an intrinsic part of the scheme in a manner which is compatible with the latest Strategic Flood Risk Assessment.

All development proposals must take account of relevant Surface Water Management Plans, Catchment Flood Management Plans and related Flood Defence Plans and strategies such as the Lower Tidal River Arun Strategy. The council may require financial

contributions from development on sites where measures to address flood risk or to improve the environmental quality of watercourses have been identified by these Plans and Strategies.

18.4 Sustainable drainage systems

Sustainable Urban Drainage Systems

- 18.4.1** The primary purpose of Sustainable Drainage Systems (SUDS) is to minimise the impact of urban development on the water environment, reduce flood risk and provide habitats for wildlife. A resultant effect can be an increase in flows into groundwater and pollution of aquifers. There are many different SUDS features available to suit the constraints of a site. These features include green roofs, more nature features such as ponds, wetlands and shallow ditches called swales. Hard engineered elements are often used in high density, commercial and industrial developments. These include permeable paving, canals, treatment channels, attenuation storage and soakaways. Opportunities for incorporating a range of SUDS must be taken wherever possible. The discharge of surface water to soakaways or other infiltration devices must be considered first, before alternative methods are investigated.
- 18.4.2** SUDS should be designed into the landscape of all new development and should be included as part of a District wide approach to improve water quality and provide flood mitigation. SUDS should also be identified as part of a Green Infrastructure network to improve the landscape quality, recreation and biodiversity offered in Arun.

Policy W DM3

Sustainable Urban Drainage Systems

To increase the levels of water capture and storage and improve water quality, all development must identify opportunities to incorporate a range of Sustainable Urban Drainage Systems (SUDS), appropriate to the size of development, at an early stage of the design process.

Proposals for both major and minor development proposals must incorporate SUDS within the private areas of the development in order to provide source control features to the overall SUDS design. These features include:

- Green roofs
- Permeable driveways and parking
- Soakaways
- Water harvesting and storage features including water butts.

Proposals for major development must also integrate SUDS within public open spaces and roads, reflecting discussion with the appropriate bodies. SUDS must therefore be integrated into the overall design of a development and must:

- a. Contribute positively to the appearance of the area, integrating access to allow maintenance of existing watercourses and the system.
- b. Effectively manage water (including its quality)
- c. Accommodate and enhance biodiversity by making connections to existing Green Infrastructure assets and
- d. Provide amenity for local residents (ensuring a safe environment)
- e. Retain the existing drainage network of the site and the wider area,
- f. Be maintained in perpetuity, supported through a Maintenance and Management Plan/Regime, including its financing, agreed with the Local Planning Authority.

In order to ensure that SUDS discharge water from the development at the same or lesser rate, as prior to construction, developers must:

- f. Follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations and the SUDS manual produced by CIRIA.
- g. Undertake up to six months groundwater monitoring within the winter period.
- h. Undertake winter percolation testing in accordance with BRE365.
- i. The proposed drainage system must be designed to ensure that there is no flooding on a 1 in 30 year storm event.
- j. The design must also take account of the 1 in 100 year storm event plus 30% allowance for climate change, on stored volumes, to ensure that there is no flooding of properties or the public highway or inundation of the foul sewerage system. Any excess flows must be contained within the site boundary, and within designated storage areas.

18.5 Coastal erosion

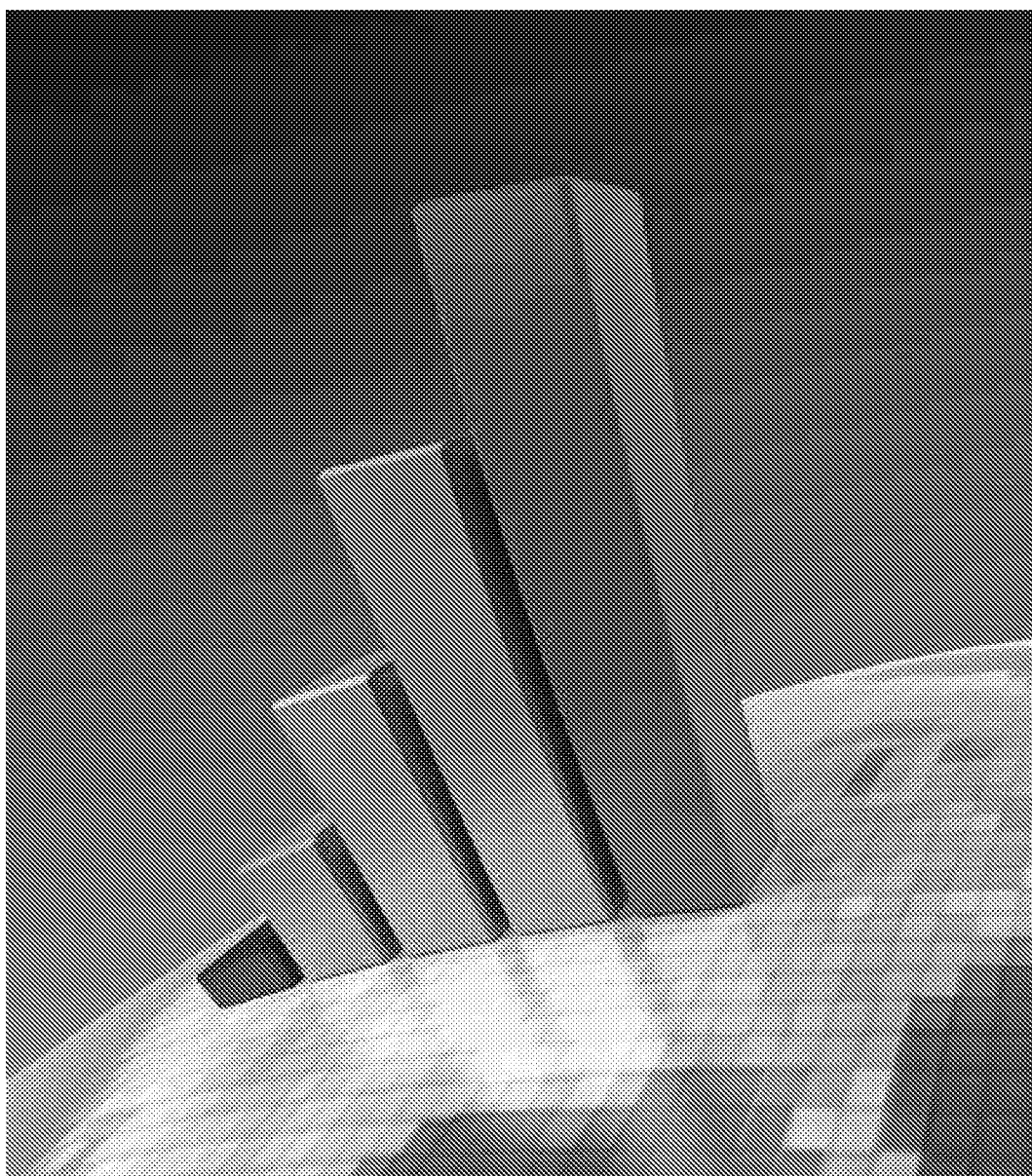
Coastal erosion

18.5.1 The Marine and Coastal Access Act 2009 brought in a new requirement for planning in the marine environment in the same way as planning the terrestrial environment. Resulting from this the Marine Management Organisation (MMO) was created to carry out this task, along with other regulatory matters to ensure protection of the marine environment. In March 2011, a Marine Policy Statement was issued for the marine environment. Overall, the coastline has been split into 11 areas and the South Marine Plan area, which includes Arun, extends from Dover to Exeter and is the formulation of a second plan was begun in 2013.

Appendix D Arun District Council Authority Monitoring Report (December 2020) Extracts

Arun District Council

Authority Monitoring report 1st April 2019 – 31st March 2020



December 2020

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Chapter 4 – Housing Land Supply

Arun District Council

5-year Housing Land Supply 2020-2025

This Chapter of the AMR sets out the Council's assessment of Housing Land Supply (HLS) for the Arun planning authority area (i.e. excluding areas of Arun District which fall within the South Downs National Park – SDNP) for the period 2020 - 2025. The methodology is broadly in accordance with the provisions of the Government's revised National Planning Policy Framework (NPPF last updated February 2019), taking into account the guidance in the Planning Practice Guidance (PPG) and the Housing Delivery Test (HDT). However, it should be noted that the recently adopted Arun Local Plan (2011 - 2031) which was adopted in July 2018 was prepared largely under the previous 2012 version of the NPPF and the monitoring period for the AMR is retrospective up until 31st March 2020.

1. National Planning Policy Framework

- 1.1 The Government's latest NPPF was updated in February 2019. Significantly boosting the supply of homes is still a key objective, and this includes a requirement that local planning authorities should identify and update annually a supply of specific deliverable sites to provide five years' worth of housing against their housing requirements.
- 1.2 The NPPF 2019 has introduced some sweeping changes on how authorities measure their Objectively Assessed Housing Need (OAN), measure past performance on housing delivery (against their housing need or requirement), and looking forward, how to calculate an adequate 5 year housing land supply:-
 - Objectively Assessed Housing Need (OAN) is now calculated according to the Government's Standard Housing Methodology (which establishes a baseline annualised 10 year projections for any plan period uplifted for a local affordability factor (e.g. where above 4 times the local average earnings to house prices ratio) but 'capped' at 40% where there is an up to date Local Plan;
 - Housing Delivery Test (HDT) – measures performance over the previous 3 years and is expressed as a percentage of the Local Plan housing target or 'local housing need' (OAN) divided by the number of housing completions. The housing target must be within a Local Plan adopted within the last 5 years and may include a 'stepped housing trajectory' as in the case for Arun District). The HDT is the basis for calculating an authority's 'buffer' for calculating a 5 year housing land supply

- Calculating a 5-year housing land supply (5 YHLS) with emphasis on clearly evidenced 'specific deliverable sites' available in the right locations now that can be developed within 5 years
- 1.3 The NPPF states that LPAs may make an allowance for windfall sites as part of the anticipated supply if they have compelling evidence that such sites will provide a reliable source of supply. This should not include residential gardens.
- 1.4 The NPPF 2019 now contains further guidance on deliverability and developability status of sites within Annex 2. To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years. In particular:
- a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).
 - b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.
- 1.5 To be considered developable, sites should be in a suitable location for residential development, with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

2. Planning Practice Guidance (PPG)

- 2.1 The Government's streamlined planning guidance was launched on 6th March 2014 and is continually updated. It includes guidance on issues such as the starting point for the HLS, deliverability, developability and dealing with past under- and over- supply. It was last updated in February 2019.

3. Housing Delivery Test

- 3.1 The results of the Housing Delivery Test for 2018 and 2019 (published by the government in February the following year) are: -

- 91% November 2018
- 68% November 2019

- 3.2 The HDT is the percentage measurement of the 'Total net homes delivered over a three-year period' divided by the 'Total number of homes required over a three-year period' (Housing Delivery Test Measurement rule Book July 2018): -

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

- 3.3 Where an adopted Local Plan sets out a housing requirement figure which is less than 5 years old, the housing requirement figure used by the housing delivery test will be: -

The lower of: -

- either the latest adopted housing requirement (including any included unmet need from neighbouring authorities) and will be the stepped housing requirement (or annualized average if there is no stepped requirement);
 - or, the 'minimum annual local housing need' figure (including unmet need) that has been tested at examination;
 - If the housing requirement is set out as a range the lower of the range will be used.
- 3.4 For areas without a recently adopted (or reviewed) Plan (i.e. more than 5 years old) the 'minimum annual local housing need' figure (described above) will be used. Transitional arrangements clarify that because a rolling three-year HDT was not in existence before 2018 the 'minimum local housing need figure', is replaced by household projections for the years 2015-16; 2016-17; 2017-18.
- 3.5 Arun recently adopted a Local Plan – the Arun Local Plan 2018 (ALP 2018) covering the period 2011-2031. Policy H SP1 'The Housing Requirement' sets out the 5-year annualised whole plan target which includes an element of unmet need from neighbouring local authorities.
- 3.6 The correct housing need figure for Arun should be based on the adopted 'stepped housing requirement' based on the above.
- 3.7 However, there are consequences for not meeting the HDT and the 5-year housing land supply as set out in the NPPF, which relate to the application of the 'presumption in favour of sustainable development' (para. 11d). Failure in either case will trigger NPPF para 11d. The HDT sets specified percentage thresholds where the housing requirement calculation would trigger para 11d such that applications should be granted, unless such a decision would conflict with the policies, protected assets and designations of the NPPF or that the

adverse impacts of doing so would demonstrably outweigh the benefits weighed against the NPPF as a whole.

3.8 Following annual publication of the HDT, the following percentages thresholds against the housing requirement will determine if a local authority passes or fails the HDT over a three-year period and the consequences of not doing so:

- November 2018 where housing delivery falls below 25% - the 'Presumption in favor of sustainable development' will apply immediately
- November 2019 where housing delivery falls below 45% The 'Presumption' applies
- November 2020 where housing delivery falls below 75% - The 'Presumption' applies

3.9 The NPPF sets out further penalties against higher percentage thresholds:

- November 2018 where housing delivery falls below 95% of requirements the NPPF states that an 'Action Plan' should be published;
- November 2018 where housing delivery falls below 85% of the requirement the NPPF states that a 20% buffer will be added to the 5-year housing land requirement

3.12 The published HDT results for Arun District (see para 3.2 to 3.5 above), include:
-

- 2017/18 :91% and can be accesses here: -
<https://www.gov.uk/government/publications/housing-delivery-test-2018-measurement> The consequence of the above result is that an Action Plan had to be produced. This is now adopted and published here: -
<https://www.arun.gov.uk/download.cfm?doc=docm93jjjm4n14632.pdf&ver=14982>
- 2018/19: 68% and can be accessed here: -
[Housing Delivery Test: 2019 measurement \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/publications/housing-delivery-test-2019-measurement)
The consequence of the above result is in addition to the Action plan a '20% buffer' is triggered in order to calculate the 5-year housing land supply.

4. Housing Requirement

4.1 The NPPF advises that strategic policies in Local Plans should, as a minimum, provide for objectively assessed needs for housing (paragraph 11). These

policies should provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs over the plan period, in line with the presumption in favour of sustainable development, including planning for and allocating sufficient sites (paragraph 23).

- 4.2 The housing requirement in Arun has been established with a recently adopted Local Plan – ALP 2018 for the period 2011 - 2031. The ALP 2018 was prepared under the previous NPPF but meets the NPPF 2019 requirements above. The whole plan requirement is set out in Policy H SP1 'The Housing Requirement' which is 20,000 new homes over the plan period (i.e. 1,000 per annum). This 1,000 pa target comprises the OAN at 919 dwellings per annum and an additional 81 homes per annum to meet unmet housing need over the plan period to 2031. This target will, therefore, contribute to the overall supply to meet the needs of the local Housing Market Area (HMA) around Arun as well as the greater Coastal West Sussex HMA.
- 4.3 Due to the shortfall in delivery from the beginning of the Local Plan period and lead times required to build-out strategic allocations, it was established at Examination that a 'Stepped Trajectory' would be justified (see para 3.2-3.5 above). The Stepped Housing Targets mean a lower figure of 610 would apply for the first 5 years of the plan (2011 - 2015) rising to; 1,120 for years 6-10 (i.e. 2016 - 2020); 1310 for years 11-15 (i.e. 2021 - 2025); and dropping to 960 for years 16-20 (i.e. 2026 - 2030).
- 4.4 Arun District Council in January 2020 resolved to update the Arun Local Plan because housing delivery performance is below plan requirements over two consecutive years. The PPG, updated in line with the 2019 NPPF, requires local authorities to adopt the 'Standard Housing Methodology' (standard method) as a starting point for assessing future local housing need where a decision is taken that housing policies have been reviewed and need updating where a plan is less than 5 years old (and where plans are more than 5 years old and housing policies have not been reviewed). The standard method uses a formula to identify the minimum number of homes expected to be planned for, in a way which addresses projected household growth and market uplift for housing affordability which is then capped at 40% above an adopted plan target. The method identifies a minimum annual housing need figure rather than a housing requirement. (PPG starting ref Paragraph: 002 Reference ID: 2a-002-20190220) on the basis that authorities will need to test the figure against evidence on demographic trends and components of housing change, special needs of the population and economic activity, as well as subsequent 'policy on' considerations including development and economic strategy and capacity for sustainable growth. This will determine the plan target housing requirement.

Arun District Council is in the very early stage of updating its plan and the Objectively Assessed Need will not be tested and established until the end of 2021. Therefore, current adopted Arun Local Plan remains a statutory part of the development plan and the housing targets within it are the starting point for policy and decision-making including guidance provided by the authority for housing targets distributed for Neighborhood planning purposes.

5. Buffer

- 5.1 Paragraph 73 of the NPPF 2019 states Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

As the 2019 Housing Delivery score published is 68 %, the Council have assumed a 20% buffer must be added to the requirement figure.

- 5.2 The historic performance of Arun District in terms of delivering housing completions is set out in **Appendix 1 - Table 1**. It provides annualised net housing completions for Arun District from 2006-2019. Up until 2011/12 it included sites which would now fall within the Planning Authority of South Downs National Park. From 2012/13 onwards the completions in SDNP are excluded from this data. But it should also be noted that the HDT result includes completions in the SDNP.

Appendix 1 - Table 2 shows that completions have averaged 666 pa in the last 5 years which, is a fall on what was reported last year (i.e. 684 dpa AMR 2019), does not meet the average trajectory target of the last 9 years (based on the stepped requirement of 610pa for 2011-16 and 1,120 pa for 2017-19 an

average per annum would be 837 dpa). This indicates that housing completions continue to underperform compared to stepped delivery requirements as identified in the previous years AMR.

Appendix 2 details the actual completions recorded in the year 2019/20.

6. Housing Land Supply Data

- 6.1 The assessment of Housing Land Supply within the AMR draws on a number of evidence sources in order to calculate projected completion rates. The 5 Year Housing Land Supply for 2020-2025 has been prepared using the Residential Land Availability (RLA) data supplied from West Sussex County Council (WSCC) as at 31st March 2020 (The latest available data)

<https://www.westsussex.gov.uk/about-the-council/information-and-data/data-store/place-data/>

7. Projected completions on large sites with planning permission

- 7.1 For the purposes of assessing the Housing Land Supply 'Large' sites are taken to be sites capable of yielding 5 dwellings or more from the monitoring year 2019/20. This is in line with the most up to date guidance contained within the PPG (Note that Large sites were considered to be 6 or more dwellings, in the AMR 2018).
- 7.2 WSCC surveys all large sites with planning permission for 5 dwellings or more in West Sussex annually and provides a consistent assessment of the status of available sites, in terms of commencement, actual completion, and projected completions. They liaise with the developers of the large sites with full planning permission to gain evidence of when completions are predicted to come forward. This, therefore, provides a reliable basis for such sites being included in the assessment, in the terms of the sites being considered deliverable. In addition to the work WSCC have carried out, Arun has also carried out an extensive consultation exercise this summer with the owners/developers/promoters of all sites with Outline Consent to obtain evidence of deliverability and therefore to further justify whether sites will be included in the 5 year supply. The sites on which this assessment is based are listed in **Appendix 3**.

8. Projected completions on Strategic Allocation Sites without Planning Permission.

- 8.1 The stepped trajectory (**Appendix 4**) shows the predicted build out rates of the strategic allocation sites. These updated build out rates have been informed by the recent consultation exercise with promoters as explained in para 7.2. The

evidence received together with our own assessment of the realistic achievability of development timescales has informed the build out rates. The HELAA includes each site that forms part of the overall Strategic site and the details of each site included can be seen under **Appendix 5**.

9. Projected completions on Housing & Economic Land Availability Assessment (HELAA) sites

- 9.1 A general 'call for sites' was undertaken in May/June 2020 requesting updates to existing sites and for new sites to be included. The HELAA was then updated based on any evidence submitted on existing and new sites and recorded as deliverable or developable based on the evidence submitted and our officer's assessment of suitability. The HELAA methodology this year has reviewed status of sites more systematically against the high-level development plan constraints and the impact of climate change on the status of sites. In addition, accessibility and relationship to built settlement which necessarily requires some planning judgments to be made. It should be emphasised that the HELAA is for plan making to identify the best performing sites from which to make further assessments during plan making. The HELAA is not to be used for Development Management decisions as the HELAA confers no planning permission status to any site categorised as either Deliverable, Developable or Not currently Developable. Sites may move from one category to another depending on circumstances. It remains a high-level assessment by the authority. The draft HELAA document and interactive map will be produced in December 2020.

<http://www1.arun.gov.uk/webapps/wml/Map.aspx?MapName=helaa>

- 9.2 For the purpose of this assessment, sites of 5 or more dwellings identified within the HELAA as suitable, deliverable, achievable and within the current built up area are included - provided sufficient evidence of deliverability was provided by the promoters - see **Appendix 5** for details of sites included.

10. Projected completions on Made Neighbourhood Plan Sites

- 10.1 Sites allocated in Neighbourhood Plans that have either been made or that have passed examination (as at 31st March 2020) are included if they are considered likely to come forward within the next 5 years. All such sites have been assessed as deliverable as part of the Neighbourhood Plan process. and are only considered deliverable if up to date evidence was provided – see **Appendix 6** for details of sites included.

11. Projected Completions & Implementation rates on small sites

- 11.1 The WSCC RLA survey includes comprehensive information on all planning permissions for residential development of all site sizes and dwelling numbers.

From this data it is possible to determine the number of dwellings permitted on all 'small' sites, i.e. sites of less than 5 dwellings, as at 31st March 2020.

- 11.2 These small sites are then categorised as either under construction ('In Course of Erection' – ICE), or not commenced. Sites under construction are assumed to be fully built out within the next 5 years, so these are included in the 5-year supply. Of the sites that are not yet commenced a non-implementation rate is applied (see Appendix 7). A list of small site commitments data is set out at **Appendix 8**.

12. Small Sites Windfall calculation

- 12.1 The NPPF 2019 (paragraph 70) provides for LPAs to make an allowance for windfall sites as part of the anticipated supply if there is compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.
- 12.2 **Appendix 7** uses the data from the WSCC RLA on dwelling completions on small sites from 2003 to 2020, specifically excluding development on residential gardens, in compliance with NPPF para 70. This demonstrates that completions on such sites were never lower than 19 dpa and were as high as 147 dpa with an overall average of 73 dpa for the last 16 years.
- 12.3 On this basis it is concluded that it is reasonable to provide a windfall allowance of small sites at a rate of **73** dwellings per annum (the average for the period 2004-2019) towards the 5-year HLS period. A windfall figure is only included within a year's worth of housing supply when the supply from existing permissions on small sites is less than 73. This ensures that no one year exceeds 73 dwellings as a windfall allowance. As well as Appendix 7 the table below demonstrates this:

	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Small site Dwellings projected	112	79	53	10	0	260
Windfalls allowance	0	0	20	63	73	156

13. Housing Land Supply Assessment

- 13.1 Since adoption of the ALP it is recognised that the delivery rates have not been as forthcoming as previously predicted to enable the completions to come through as anticipated. The reasons for this are covered in more detail by the Action Plan which has been adopted:-

- The quality of some of the submissions for major applications has not been of sufficient quality, to allow a timely approval.
- Some applications on strategic allocations which had officer recommendation for approval were subsequently refused at Committee.
- The actual rate of completions is highly dependent on the developers, which is largely out of Local Authority control.
- Developers have not delivered on their previously promoted build out rates.
- Applications on all the strategic sites have not been as forthcoming as anticipated, for example following the Local Plan examination in 2017, planning applications were expected on (for example) Bersted (SD3) & BEW (SD5) within 6/9 months of the Examination but to date have still not been received.

13.2 However, this year despite progress with the amount of planning applications on Strategic Allocations approved and the supply of promoter's specific site deliverability evidence, (e.g. site housing trajectories) on all of the sites which make up the supply, there is an over optimistic or unrealistic perspective of scheme progress from pre application, planning consent to reserved matters, discharge of conditions and start on site by the development sector. To help ADC has been working with all stakeholders on Masterplanning to help coordinate and improve the quality of applications.

13.3 The latest update of the Local Plan Housing Trajectory can be viewed at **Appendix 9**. This shows the actual and predicted dwelling numbers that make up the Housing Land Supply over the whole plan period (2011 to 2031).

13.4 The table below summarises how the housing land supply assessment has been calculated using the various data sources outlined above. It indicates that there is a **3.3**-year land supply. (This is assuming an HDT buffer of 20% based on 68% delivery performance).

2020 5 Year Housing Land Supply based on our LP Adopted Stepped Trajectory - Large Sites Commitments, NP Allocations and HELAA sites all include a 10% slippage reduction

Stepped Trajectory Housing requirement 2020-2024 (1,120 x 1 + 1,310 x 4 + 2,039 Shortfall*)	8,399
20% Buffer	1,680
Total Requirement 2020-2024	10,079

Large Site Commitments (as at 31 st March 2020 from WSCC RLA data – Appendix 2)	4,145
Small Site Commitments (as at 31 st March 2020 from WSCC RLA data – Appendix 6)	280
Windfall allowance (as at 31 st March 2020 from WSCC RLA data – Appendix 6)	156
Made Neighbourhood Plan Allocations without planning permission as at 31 st March 2020 from HELAA – Appendix 5)	257
Deliverable HELAA Sites within built up area (if a HELAA site gained Planning permission after 31 st March 2020 it will show as an addendum to the large sites commitments)	178
Strategic Site Allocations (without PP as at 31 st March 2020 or committed after 31 st March 2020– Appendix 3)	1,583
Total Supply	6,599
Supply in years	3.3

** Shortfall calculated as follows: Stepped Trajectory Requirement for years 2011 – 2019/20 was $610 \times 5 + 1120 \times 4 = 7,530$ Less completions for years 2011-2019/20 = 5,491 = 2,039*

SINGLE DWELLING
APPLICATIONS,
WITHIN 20M OF
APPLICATION SITE IN
FZ1.

Appendix B - Small Site commitments as at 31st March 2020

Parish	PP Ref	Start Date	Lapse Date	Site Total	Demolitions	Started Units	Total Commitment	Previous Use	Builder Label	Site Address	Site Description
Aldingbourne	AL/121/17/PL	16/02/2018		2	0	1	2	AGRICULTURAL	PRIVATE SECTOR	Land West Of Fontwell Avenue Eastergate	1 No. dwellings (resubmission following AL/72/17/PL). This application is a Departure from the Development Plan.
Aldingbourne	AL/121/16/PL	31/03/2018		2	0	2	2	AGRICULTURAL	PRIVATE SECTOR	Land west of Oaktrees Fontwell Avenue Aldingbourne	2 No. Semi detached houses. This application is a Departure from the development plan
Aldingbourne	AL/126/17/PL		03/10/2021	2	0	0	2	AGRICULTURAL	PRIVATE SECTOR	Land west of Fontwell Avenue 1 Fontwell Avenue Eastergate	Erection of pair of semi detached houses & new access onto A29 - This is a Departure from the Development Plan
Aldingbourne	AL/80/14/PL	31/03/2018		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	11 Lidsey Road Woodgate	Convert from 1 No dwelling back into 2 No dwellings.
Aldingbourne	AL/5/18/RES	22/08/2018		2	0	1	1	RESIDENTIAL	PRIVATE SECTOR	Woodgate Farm Westergate Street Aldingbourne	Approval of reserved matters following outline consent AL/75/14/OUT for 2 No. dwellings.
Aldingbourne	AL/40/18/PL		05/09/2021	2	0	0	2	OTHER DEV	PRIVATE SECTOR	Land adjacent of 14 St Johns Close Westergate Aldingbourne	2 No. semi detached bungalows with associated parking & landscape
Aldingbourne	AL/85/17/PL		17/06/2020	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	The Bungalow Sack Lane Aldingbourne	Replacement dwelling. Resubmission following AL/116/15/PL.
Aldingbourne	AL/44/17/PO		16/05/2020	1	0	0	1	Business	PRIVATE SECTOR	Lidsey Barn Lidsey Farm Lidsey	Prior Notification for a change of use of a building from office use (class B1(a)) to a dwellinghouse (Class C3)
Aldingbourne	AL/8/17/PL		02/06/2020	1	0	0	1	OTHER DEV	PRIVATE SECTOR	The Old Stables Old Dairy Lane Aldingbourne	Continuance of use without compliance with condition 6 imposed under AL/72/12/ relating to holiday occupancy.
Aldingbourne	AL/123/17/PL		11/04/2021	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Mildmay Hook Lane Aldingbourne	Demolition of existing dwelling & erection of 1 No. dwelling (resubmission following AL/83/17/PL)
Aldingbourne	AL/8/18/PL		09/08/2021	2	0	0	2	Garden	PRIVATE SECTOR	Land between 8 & 10 Barnett Close Eastergate	Erection of 2 No. 2 bedroom dwellings with associated parking & landscaping
Aldingbourne	AL/103/18/PL		07/02/2022	2	0	0	2	Garden	PRIVATE SECTOR	1 Apache Westergate Street Westergate	Erection of 2 No. dwellings & alterations to existing dwelling.
Aldingbourne	AL/79/18/PL		30/01/2023	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	A The Puddock 34 Northfields Lane Aldingbourne	1 No. bungalow with 3 bedrooms in the roof (replacing permitted application AL/79/17/CLE). This application is a Departure from the Development Plan.
Aldingbourne	AL/129/17/PL		15/03/2022	2	0	0	1	Garden	PRIVATE SECTOR	Land east of Forge House, Nyton Road, Westergate	Demolition of existing garage, demolition of portion of flint wall to reinstate pedestrian access onto Nyton Road and erection of 2 No. dwellings with associated car parking, cycle storage, bin storage and gardens.

Aldingbourne	AL/107/18/PL	31/03/2020		10	0	0	0	0	AGRICULTURAL	PRIVATE SECTOR	Nyton Stables Nyton Stables Nyton Road	Application for continued use for 3 No. approved permanent showpersons plots (temporary permission granted under AL/119/10/ & permanent permission granted under AL/10/14/PL), planning permission for a further 8 No. plots consisting of 4 No. existing & 4 No. new plots (to a maximum of 11 plots) with associated hard & soft landscaping, boundary treatment, lighting & associated works.
Aldingbourne	AL/76/19/PL		05/11/2022	1	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Evergreens Level Mare Lane Fontwell	Demolition of existing dwelling & erection of 3 bed replacement chalet dwelling
Aldingbourne	AL/81/19/PL		04/02/2023	1	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	D2 Paddock View Northfields Lane Aldingbourne	Replacement bungalow
Aldwick		04/02/2013		1	0	1	1	1	Garden	PRIVATE SECTOR	Adj 16 Wychood Close Craigwell Aldwick	Four bedroom house with integral garage.
Aldwick	AW/119/18/PL	16/11/2015	10/01/2022	1	0	1	1	1	Garden	PRIVATE SECTOR	Land Between 8 & 12 Wychood Close Aldwick	Erection of 1 No. 4 bed dwelling, formation of new access & felling of 4 No. trees to the rear of the site. This application affects the character & appearance of the Craigwell House Conservation Area.
Aldwick	AW/61/17/PL	08/08/2018		1	0	1	1	1	Garden	PRIVATE SECTOR	25 Christchurch Crescent Aldwick	New bungalow on land to the front.
Aldwick	AW/155/17/PL		01/05/2021	1	0	0	0	1	Garden	PRIVATE SECTOR	Land to the side of Brus Lodge 28 Kingsway Aldwick	Erection of 1 No. detached dwelling. This application affects the character and appearance of Craigwell House Aldwick Conservation area
Aldwick	AW/279/18/RES	24/09/2019		4	1	4	4	4	RESIDENTIAL	PRIVATE SECTOR	261 Aldwick Road Aldwick	Application for approval of reserved matters following outline approval AW/43/18/OUT for the demolition of existing dwelling & erection of two pairs of semi detached houses & associated works
Aldwick	AW/163/18/PL		14/01/2022	1	0	0	0	1	Garden	PRIVATE SECTOR	1 Regents Way Aldwick	Erection of 1 No. 2 bed attached bungalow as alternative to side extension permitted under AW/57/18/HH.
Aldwick	AW/259/18/PL	14/01/2020		1	0	1	1	1	Garden	PRIVATE SECTOR	10 Barrack Lane Aldwick	1 No. dwelling.
Aldwick	AW/28/19/PL		09/10/2022	1	0	0	0	1	Garden	PRIVATE SECTOR	Rear of 378 Aldwick Road Aldwick	Erection of 1 No. dwelling & associated works.
Angmering	A/188/15/OUT	06/07/2017		1	0	1	1	1	INDUSTRY	PRIVATE SECTOR	Wood Design Workshops Roundstone Bypass Angmering	Approval of Reserved Matters following outline planning approval A/188/15/OUT for part demolition of 2 No. workshop buildings & erection of 1 No. dwelling. This application is a Departure from the Development Plan.
Angmering	A/182/16/PL	26/01/2017		2	0	1	1	2	Garden	PRIVATE SECTOR	Land at Ham Manor Estate West Drive Angmering	Erection of 2 no. detached dwellings each with detached garage & vehicular access.
Angmering	A/205/16/PL	31/03/2020		1	1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	Mayfield Ham Manor Close Angmering	Demolition of existing dwelling & erection 1 No. replacement dwelling.

Angmering	A/155/17/DUT		11/04/2021	3	0	0	3	AGRICULTURAL	PRIVATE SECTOR	Avenals Barn Water Lane Angmering	Outline application with some matters reserved for 3 No. dwellings. This application may affect the setting of a Listed building & is a Departure from the Development Plan.
Angmering	A/75/17/PL		11/04/2021	4	0	0	4	AGRICULTURAL	PRIVATE SECTOR	Avenals Farm Water Lane Angmering	4 No. dwellings. This application affects the setting of a Listed Building & is a Departure from the Development Plan.
Angmering	A/17/18/PL		12/07/2021	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	Outbuildings at Decoy Barn Decoy Lane Angmering	Conversion of stables & barns to form 1 No. 3 bedroom dwelling with associated works
Angmering	A/16/18/RES		22/01/2022	2	0	0	2	AGRICULTURAL	PRIVATE SECTOR	Land to the North of 68 Arundel Road Angmering	Approval of reserved matters following outline consent A/31/18/DUT for 2 No dwellings.
Angmering	A/111/17/PD	17/05/2018		1	0	1	1	OFFICE	PRIVATE SECTOR	The Laurels (Red Lion House) The Square Angmering	Notification for Prior Approval Under Class O for change of use from an office (Class B1) to a dwelling (Class C3).
Angmering	A/55/19/PL	12/03/2020		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	Land between Ashurst and Badgers Barn Manor Way Angmering	Construction of 1 No. new two storey house (resubmission following A/31/19/PL). This application is a Departure from the Development Plan & affects a Public Right of Way.
Angmering	A/62/19/PL		10/10/2022	2	0	0	2	AGRICULTURAL	PRIVATE SECTOR	Old Blacksmith's Yard Water Lane Angmering	Erection of 2 No. semi-detached dwellings with associated access, car parking & landscaping. This application may affect the setting of a listed building
Arundel	A8/17/18/PL		14/06/2021	1	0	0	1	Garden	PRIVATE SECTOR	3 Torton Hill Road Arundel	Construction of 1 No. three bedroom dwelling on land adjacent to 3 Torton Hill Road Arundel and associated works.
Arundel	A3/25/18/PL	31/03/2020		1	0	0	1	OFFICE	PRIVATE SECTOR	Windfall Cottage 65a High Street Arundel	Change of use from office (A2 Financial & Professional Services) to 1 No. dwelling (C3 Dwelling Houses)
Arundel	A8/158/16/PL	09/02/2017		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	47 Pearson Road Arundel	Subdivision of house into 2 separate dwellings, including to block up garage door opening with new entrance door & window. Proposed vehicular access to side elevation off Jarvis Road with new single garage within garden off new access
Arundel	A8/48/17/PL		19/06/2020	1	0	0	1	OTHER DEV	PRIVATE SECTOR	55-57 High Street 57 High Street Arundel	Conversion of a mixed use space into a new ground floor one bedroom apartment with guest annex including demolition of fire escape corridor walls & regularisation for consent for new stud work for partition wall. This application affects the character & appearance of the Arundel Conservation Area.
Arundel	A8/39/19/PL		18/10/2022	1	0	0	1	OTHER DEV	PRIVATE SECTOR	55-57 High Street 57 High Street Arundel	Change of use at rear from A2 (Financial & Professional Services) to C3 (Dwelling Houses) & change of use at front from A2 (Financial & Professional Services) to A1 (Shops). This application affects the character and appearance of the Arundel Conservation Area.

Arundel	AB/60/17/PL		24/07/2020	1	0	0	1	Garden	PRIVATE SECTOR	Land rear of 74 & 76 Canada Road Arundel	1 No. dwelling with carport & associated off street parking (resubmission following AB/130/16/PL).
Arundel	AB/37/17/PL	31/05/2018		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	Tannah Maxwell Road Arundel	Densification of existing dwelling & erection of 1 No. dwelling.
Arundel	AB/125/17/PL		03/05/2021	1	0	0	1	Garden	PRIVATE SECTOR	Land to the rear of 9 & 11 Medford Road Arundel	1 No. dwelling (resubmission following AB/103/07/PL).
Arundel	AB/5/18/PL		04/06/2021	1	0	0	1	OFFICE	PRIVATE SECTOR	Morton Studio School Lane Arundel	First floor extension & change of use of existing office to form single dwelling. This application may affect the setting of listed buildings & affects the character & appearance of the Arundel Conservation Area.
Arundel	AB/15/18/PL	12/12/2019		1	0	1	2	OFFICE	PRIVATE SECTOR	Longmead House BA The High Street Arundel	Part change of use from business (A2 Financial & Professional Services) to residential use (C3 Dwellinghouse) on part ground, 1st & 2nd floors. This application affects the character & appearance of the Arundel Conservation Area.
Arundel	AB/39/18/PL		03/10/2021	3	0	0	3	Garden	PRIVATE SECTOR	Land adjacent to 30 Ellis Close Arundel	Erection of 3 No. 2 bedrooms dwellings with associated parking & landscaping.
Arundel	AB/73/18/PL		13/12/2021	2	0	0	2	RESIDENTIAL	PRIVATE SECTOR	Land adj 18 Queens Lane Arundel	Demolition of garage & erection of 2 No. dwellings with associated car parking and landscaping
Arundel	AB/23/19/PL		08/08/2022	2	0	0	2	SHOPPING	PRIVATE SECTOR	57/59 Tarrant Street & 2A Arun Street Arundel	Conversion & change of use of retail unit (A1 Shops) to 2 No. residential units (C3 Dwelling houses). This application affects the character & appearance of the Arundel Conservation Area.
Arundel	AB/48/19/PL		18/10/2022	1	0	0	1	SHOPPING	PRIVATE SECTOR	Sparks Yard 18 Tarrant Street Arundel	Change of uses to form an upper floors single, four bedroomed residential unit (use class C3a) & a ground floor commercial unit (use classes A1, A2 and B1a), together with all associated works. This application affects the character & appearance of the Arundel Conservation Area.
Arundel	AB/106/19/PL		06/11/2022	1	0	0	1	SHOPPING	PRIVATE SECTOR	307A Tarrant Street Arundel	Change of Use from Shop (A1 Shops) to Dwelling (C3 Dwellinghouses) - This application may affect the character and appearance of Arundel Conservation Area.
Barnham and Eastergate		17/04/2006		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	Croftway Nursery Yaxton Road Barnham	Single storey barn style dwelling.
Barnham and Eastergate	BN/2/15/PD	31/03/2018		1	0	1	1	OFFICE	PRIVATE SECTOR	Highground Orchards Office Highground Lane Barnham	Prior notification under Class 1 for change of use from B1(a) office to C3 dwelling house.
Barnham and Eastergate	BN/7/18/PL		18/06/2021	1	0	0	1	SHOPPING	PRIVATE SECTOR	Land to the North of the Flint Barn Yaxton Road Barnham	Erection of 1 No. dwelling & garage (resubmission following BN/61/16/PL). This application is a Departure from the Development Plan.

Barnham and Eastergate	BN/18/17/PL	28/11/2017		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	Barnham Superfayre and PFA Ltd Lake Lane Barnham	Conversion of existing first floor five bed roomed flat into two self contained two bedroomed flats together with the extension of the existing ground floor consulting rooms into the existing ground floor shop, including a new canopy over the side entrance.
Barnham and Eastergate	BN/19/18/PL	29/04/2019		1	0	1	1	Garden	PRIVATE SECTOR	The Cottage Piggeries Church Lane Barnham	Erection of 1 No. dwelling & separate single storey double garage. This application is a Departure from the Development Plan.
Barnham and Eastergate	BN/48/18/PL		13/03/2022	2	0	0	2	AGRICULTURAL	PRIVATE SECTOR	Land north of Sunnyside Cottages Vayton Road Barnham	Removal of existing building and erection of two new dwellings. This application is a Departure from the Development Plan.
Barnham and Eastergate	BN/50/18/PL	04/07/2019		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	The Fallows Highground Lane Barnham	Erection of 1 No. replacement dwelling & conversion of existing out building (approved dwelling) into double garage.
Barnham and Eastergate	BN/47/19/PL		25/10/2022	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	The Cottage Piggeries Church Lane Barnham	Partial demolition of existing structures. New dwelling (1.5 storey) with separate single storey double garage. Existing mobile home to be replaced with new, smaller mobile home - This application is a Departure from the Development Plan.
Barnham and Eastergate	BN/66/19/PL		31/03/2023	2	0	0	2	AGRICULTURAL	PRIVATE SECTOR	Land off Canal Mews Barnham	Erection of 2 No dwellings.
Barnham and Eastergate	BN/73/19/PL		31/03/2023	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Barnham Court Farm Church Lane Barnham	Change of use of The Little Yard to independent dwelling & the siting of up to 4 No. Shepherd Huts to be used as tourist accommodation.
Barnham and Eastergate	EG/17/15/PL		01/05/2021	1	0	0	1	SHOPPING	PRIVATE SECTOR	648 Barnham Road Eastergate	Change of use from barber shop (A1 Shops) to dwelling house (C3 Dwelling Houses).
Barnham and Eastergate	BN/121/19/PL		05/09/2023	1	0	0	1	OTHER DEV	PRIVATE SECTOR	Swallowfield Eastergate Lane Eastergate	Removal of redundant polytunnel & construction of a bedroom detached chalet bungalow with new vehicular entrance & relocation of Nursery parking area. This application is a Departure from the Development Plan
Barnham and Eastergate	BN/39/19/PL		10/06/2021	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	40 Elm Grove Barnham	1 No. replacement dwelling
Barnham and Eastergate	EG/7/19/PL	22/11/2019		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	26 Downview Road Barnham	Demolition of existing detached dwelling & garage & erection of 1 No. dwelling with car port
Bersted	BE/53/15/PL		18/07/2020	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	Rear of Blackberry House Berry Lane off North Bersted Street Bognor Regis	Single storey dwelling. Amendments to planning permission BE/53/15/PL. This application affects the setting of the adjacent Bersted Conservation Area.
Bersted	BE/06/16/PL	01/07/2019		1	0	1	1	RESIDENTIAL	PRIVATE SECTOR	Rear of 182 Chichester Road Bognor Regis	Proposed new dwelling
Bersted	BE/38/18/RES		10/10/2021	2	0	0	2	Garden	PRIVATE SECTOR	Land to the rear of 17 19 21 & 23 Greencourt Drive Bersted	Approval of reserved matters following outline consent BE/138/16/OUT for 2 No. dwellings

Bersted	BE/133/16/PL	06/07/2018		1	0	1	1	Garden	PRIVATE SECTOR	Land to the rear of 95-99 North Bersted Street Bersted	1 No. dwelling
Bersted	BE/83/17/PL	14/02/2020		1	0	1	1	Garden	PRIVATE SECTOR	Land adjacent to 385 Chichester Road & 24 Ashurst Close Bersted	1 No. dwelling & associated parking.
Bersted	BE/51/18/PL		07/09/2021	1	0	0	1	Garden	PRIVATE SECTOR	Springfields Chichester Road Bersted	1 No. dwelling. This application is a Departure from the Development Plan.
Bersted	BE/74/18/PL		11/07/2022	1	0	0	1	Garden	PRIVATE SECTOR	1 Finch Gardens Bersted	Erection of 1 No. attached dwelling
Bersted	BE/38/19/PL		05/12/2022	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Dove Cottage 75 North Bersted Street Bersted	Conversion of the Annex to a separate unit of accommodation (Studio).
Bognor Regis		17/08/2011		1	0	1	1	Garden	PRIVATE SECTOR	Adj 8 Den Avenue Bognor Regis	New dwelling.
Bognor Regis		13/03/2009		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	1 Stanford Close Bognor Regis	Subdivision of existing dwelling as 2 houses.
Bognor Regis	BR/236/16/PL	23/03/2017		4	0	4	4	OTHER DEV	PRIVATE SECTOR	Royal British Legion Club 1, 3 & 5 Clifton Road Bognor Regis	4 No. 3 bed dwellings
Bognor Regis	BR/289/16/PD	25/01/2017		2	0	2	2	OFFICE	PRIVATE SECTOR	69 A & B London Road Bognor Regis	Prior notification under Class M1 for change of use from hairdressing salon & barbers (Class A1) to 2 No. 1 bedroom apartments (Class C3)
Bognor Regis	BR/190/17/PL		01/05/2021	4	2	0	4	RESIDENTIAL	PRIVATE SECTOR	76 London Road Bognor Regis	Two & part three storey rear extension for an additional 3 No. dwellings.
Bognor Regis	BR/65/17/PL		05/06/2020	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	3 Madeira Parade Madeira Avenue Bognor Regis	Division of existing 3 No. flat into 2 No. studio flats
Bognor Regis	BR/273/16/PL		12/05/2020	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	55 Longford Road Bognor Regis	Change of use from single dwelling to house of multi-occupancy for up to seven occupants
Bognor Regis	BR/212/18/PD		08/10/2021	1	0	0	1	OFFICE	PRIVATE SECTOR	34 Sudley Road Bognor Regis	Notification of prior approval under Part 3, Class O for a proposed change of use from office (B1(a)) to 1 No. dwelling house (C3 Dwelling house).
Bognor Regis	BR/120/18/PL	14/03/2019		3	1	3	3	RESIDENTIAL	PRIVATE SECTOR	2 Highfield Road Bognor Regis	Conversion of existing ground floor flat into 3 No. self-contained apartments.
Bognor Regis	BR/129/18/PL	10/10/2019		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	123 Longford Road Bognor Regis	Change of use of single dwellinghouse to 2 No. residential apartments.
Bognor Regis	BR/129/19/PL		18/10/2022	4	1	0	4	RESIDENTIAL	PRIVATE SECTOR	75 Highfield Road Bognor Regis	Conversion of single dwelling to 4 no. flats including rear projection and 1 parking space (resubmission of BR/215/18/PL)
Bognor Regis	BR/259/19/PD	20/11/2019		2	0	2	2	OFFICE	PRIVATE SECTOR	20 Sudley Road Bognor Regis	Notification for Prior Approval under Schedule 2, Part 2, Class O for a proposed change of use from office use on ground floor (B1(a)) into 2 No. flats (C3 Dwellinghouse).
Bognor Regis	BR/160/19/PL		06/12/2022	3	1	0	3	RESIDENTIAL	PRIVATE SECTOR	Flat 1a 1 Queens Square Bognor Regis	Change of use from houses in multiple occupation (C4 House in Multiple Occupation) to 3 No. self contained flats (C3 Dwelling houses).
Bognor Regis	BR/199/19/PL		06/12/2022	4	0	0	4	OTHER DEV	PRIVATE SECTOR	Clock Walk 7 High Street Bognor Regis	Conversion of existing Health Centre (D1 non-residential institution) unit to 4 No. studio flats. This application may effect the setting of a listed building.

Bognor Regis	BR/231/18/PL		02/12/2022	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	85 Annandale Avenue Bognor Regis	Erection of first floor rear extension to provide 1 No. 2 bed flat (resubmission following BR/217/18/PL).
Bognor Regis	BR/239/18/PL		09/01/2023	2	0	0	2	SHOPPING	PRIVATE SECTOR	9 London Road Bognor Regis	Change of use of first floor from retail (A1 Shop) to one 2 bed flat (C3 Residential) and conversion of roof space from storage area to studio flat involving infill to the rear at the ground floor level and extension of an existing flat roofed rear projection to the top. This application may affect the setting of a listed building.
Bognor Regis	BR/243/18/PL		16/03/2023	3	1	0	3	RESIDENTIAL	PRIVATE SECTOR	130 Longford Road Bognor Regis	Change of use of house in multiple occupation to form 2 no. self-contained flats with a rear extension to form bathrooms at ground and first floors, and a single storey pitch roof and side extension to form a studio flat.
Bognor Regis	BR/200/17/PL		11/05/2020	1	0	0	1	Garden	PRIVATE SECTOR	8 Normanton Avenue Bognor Regis	Demolition of existing garage & erection of 1 No. dwelling with associated off road parking
Bognor Regis	BR/107/17/PL		09/08/2020	2	0	0	2	RESIDENTIAL	PRIVATE SECTOR	Squirrels Bungalow 192 Hawthorn Road Bognor Regis	Change of use of HMGO (C4 Houses in multiple occupation) to 2 No. dwellings (C3 Dwellinghouses).
Bognor Regis	BR/35/18/PL		12/07/2021	2	0	0	2	Garden	PRIVATE SECTOR	Car Parking Site Adjacent to 112 Gravits Lane Bognor Regis	2 No. 2 bedroom semi-detached houses with associated parking, bin & cycle store.
Bognor Regis	BR/108/18/PL		25/10/2021	1	0	0	1	Business	PRIVATE SECTOR	Salon 7 95 Hawthorn Road Bognor Regis	Change of use of part ground floor hairdressers (A1 Shops) to form 1 No. one bedroom flat (C3 Dwelling house).
Bognor Regis	BR/222/18/PL		13/02/2022	4	0	0	4	STORAGE	PRIVATE SECTOR	Land adjacent to Community Centre Westlofts Lane Bognor Regis	Erection of 4no. 2 bedroom dwellings with associated parking & landscape.
Bognor Regis	BR/219/18/PL		30/01/2022	4	1	0	4	RESIDENTIAL	PRIVATE SECTOR	9 Westlofts Lane Bognor Regis	Demolition of 1 No. existing building & erection of 2 No. 2 bedroom & 2 No. 1 bedroom dwellings
Bognor Regis	BR/102/19/PL		01/08/2022	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	4 Burnhams Avenue Bognor Regis	Change of use from a house in multiple occupation to single dwelling.
Bognor Regis	BR/263/18/OUT		25/03/2023	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	30 Devonshire Road Bognor Regis	Application for outline planning permission for erection of small dwelling following demolition of garage and workshop
Bognor Regis	BR/173/19/PO		30/08/2022	1	0	0	1	OFFICE	PRIVATE SECTOR	88-100 Chichester Road Bognor Regis	Notification for Prior Approval under Class O for change of use from an office (Class B1) to a dwelling (Class C3).
Bognor Regis	BR/302/18/PL		19/10/2022	3	0	0	3	Garden	PRIVATE SECTOR	71 Hawthorn Road Bognor Regis	1 x 2 bedroom flat and 2 x 1 bedroom flat to the east elevation
Bognor Regis		29/09/2010		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	2-10 Queensway Bognor Regis (4th floor)	Provision of 2 flats at fourth floor level instead of one.
Bognor Regis	BR/123/17/PL		07/07/2016	1	0	1	1	STORAGE	PRIVATE SECTOR	Land adjacent to 8 Seaford Terrace Stocker Road Bognor Regis	1 No. dwelling (resubmission following BR/230/16/PL).

Bognor Regis	BR/68/15/PL	11/03/2019		1	0	1	1	SHOPPING	PRIVATE SECTOR	61 Queensway Bognor Regis	1 No. 2 bed apartment in vacant retail space at rear including enlargement of second floor rear dormer window & roof terrace for existing apartment.
Bognor Regis	BR/32/16/PL	22/05/2018		1	0	1	1	Garden	HOUSING ASSOCIATION	Land adjacent to 3 Glencathens Road Bognor Regis	No. dwelling with new vehicular access & car parking.
Bognor Regis	BR/257/17/PL		01/05/2021	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	12 Tennyson Road Bognor Regis	Demonition of existing garage & erection of 1 No. dwelling (resubmission following BR/121/17/PL).
Bognor Regis	BR/216/17/PL		09/01/2021	4	0	0	4	SHOPPING	PRIVATE SECTOR	12 London Road Bognor Regis	Creation of ground floor entrance to the rear; formation of 4 No. new two bed flats at second floor level.
Bognor Regis	BR/273/18/PL		10/04/2022	4	0	0	4	Business	PRIVATE SECTOR	The Gables Hotel 26 Crescent Road Bognor Regis	Change of use from Hotel (C1 Hotels) to 4 No. Flats (C3 Dwelling House) including enlarged dormer & additional door on SE elevation.
Bognor Regis	BR/320/18/PL		15/07/2022	2	0	0	2	RESIDENTIAL	PRIVATE SECTOR	9B Waterloo Square Bognor Regis	Two storey side extension to form 2 No. self contained flats, replacement of ground floor front window with bay window, flat roof canopy to side elevation, porch extension to rear elevation, first floor balcony & insertion of flush fitting sun pipe. This application affects the character & appearance of The Steyne Conservation Area.
Bognor Regis	BR/302/19/PL		13/01/2023	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Chandos Elm Grove Bognor Regis	Demolition of outbuildings & construction of 1 No. 2-bed dwelling & associated works (amendment to planning permission ref. BR/46/19/PL).
Bognor Regis	BR/76/19/PL		09/07/2022	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	Allways 33 Shelley Road Bognor Regis	Conversion of existing house into 2 No. 3 bed semi detached properties.
Bognor Regis	BR/168/19/PL		25/09/2022	4	1	0	4	RESIDENTIAL	PRIVATE SECTOR	2 Wellington Road Bognor Regis	Change of use from house in multiple occupation (Sui Generis) to 4 No. self contained flats (C3 Dwelling House).
Bognor Regis	BR/178/19/PL		20/09/2022	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	Delawar House, Plot 1 144 Ashwick Road Bognor Regis	Existing ground floor flat converted into 2 No. one bedroom apartments with single storey side extension & rear orangery.
Bognor Regis	BR/256/19/PL		03/01/2023	1	0	0	1	OTHER DEV	PRIVATE SECTOR	2 Cavendish Road Bognor Regis	Conversion of existing store to 2 bed dwelling to the rear of 2 Cavendish Road, fronting Sutherland Close.
Bognor Regis	BR/247/19/PL		05/11/2023	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	29A Station Road Bognor Regis	Change of use & conversion of first & second floors from dwelling (C3 Dwelling houses) to 5 room HMO (C4 Houses in multiple occupation) with associated upgrades, additional rooflights & new WC new window to rear. This application may affect the character & appearance of the Bognor Regis Railway Station Conservation Area.

Climping	CM/18/19/PL		18/03/2023	2	0	0	2	Garden	PRIVATE SECTOR	Land at Entrance to Waterford Gardens Horseme Green Lane Climping	Erection of 1 No. dwelling with detached garage (resubmission of CM/29/14/PL). This application is a Departure from the Development Plan.
Climping	CM/19/17/PL		04/05/2021	2	0	0	2	AGRICULTURAL	PRIVATE SECTOR	Kents Yard Brookpit Lane Climping	Conversion of former agricultural buildings to form two dwellings (Revised design). Resubmission following CM/28/16/PL. This application affects the setting of a Listed Building.
Climping	CM/22/14/CLP	20/01/2017		1	0	1	1	SHOPPING	PRIVATE SECTOR	The Piggeries The Street Climping	Application for a Lawful Development Certificate for a Proposed use or development - change of use of the building and its outillage from use as a retail shop (Class A1 Shops) to a dwelling (Class C3 Dwellinghouses).
Climping	CM/28/17/PL	19/06/2019		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	Ryebank Farm New Barn Grewatts Lane Climping	Repair, restoration, extension & change of use of Heritage Asset barns from concrete pre-fabrication factory to single residence.
Climping	CM/33/18/PL		25/01/2022	1	2	0	1	RESIDENTIAL	PRIVATE SECTOR	The Barn Grewatts Lane Climping	Existing residential barn 'The Barn' to be replaced with a new dwelling house and 'The Studio' a separate residential unit to be incorporated within the site as a residential annex ancillary to the new construction dwelling house.
Climping	CM/13/19/RES		26/07/2022	2	0	0	2	Garden	PRIVATE SECTOR	Mistibee Farm Horseme Green Lane Climping	Application for approval of reserved matters following outline approval CM/37/18/OUT for the redevelopment of site with 2 no. 4 bed detached bungalows & associated works
Climping	CM/14/19/PL		26/05/2022	1	0	0	1	OTHER DEV	PRIVATE SECTOR	Lower Dairy Barn Brookpit Lane Climping	Application for removal of condition imposed on planning reference CM/11/10 relating to condition no.7 - to allow the change of use of Lower Dairy Barn & cowshed outbuilding from a single holiday let to 1 no. residential unit for permanent occupation
Climping	CM/65/19/PL		05/09/2023	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Atherington Lodge Climping Street Climping	Demolition of existing dwelling & construction of new dwelling on existing footprint of original & retaining the same vernacular style - (Resubmission of CM/33/19/PL) Departure from the Development Plan.
East Preston	EP/81/12	15/06/2014		1	0	1	1	SHOPPING	PRIVATE SECTOR	The Village Stores 2 Sea Road East Preston	Change of use from retail (A1 Shops) to ground floor 2 bedroom flat (C3 Dwelling Houses) with alterations to remove shop front and install domestic windows.
East Preston	EP/105/16/PL	12/03/2016		1	0	1	1	Garden	PRIVATE SECTOR	Land Between Ash Hollow & West House Seafield Road East Preston	1 No. dwelling.

East Preston	EP/41/17/PL		25/05/2020	1	0	0	1	Garden	PRIVATE SECTOR	Land adjacent to 4 Beechlands Cottages & 4 Beechlands Cottages Beechlands Close East Preston	1 No. dwelling & dormer to front elevation & velux roof windows to rear roof slope to 4 Beechlands Cottages.
East Preston	EP/7/18/PL		06/06/2021	2	0	0	2	Garden	PRIVATE SECTOR	Land rear of Beechlands Cottages Beechlands Close EAST PRESTON	Demolition of existing buildings and erection of 2 no. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats - Amendment to EP/139/17/PL
East Preston	EP/180/18/PL		04/09/2022	1	0	0	1	OTHER DEV	PRIVATE SECTOR	Building West of 131 Sea Road East Preston	Change of use of boat store & sail loft (Sui Generis) to a single residential dwelling (C3 - Dwellinghouse) & part change of use of former dinghy pen to caravan site (Sui Generis)
East Preston	EP/179/18/PL		12/11/2022	3	1	0	3	RESIDENTIAL	PRIVATE SECTOR	Gladwyn The Street East Preston	Demolition of existing house & erection of 3 x 3 bedroom houses together with landscaping, car parking and fencing
Felpham		20/12/2011		4	0	4	4	Business	PRIVATE SECTOR	109a Felpham Way Felpham	Extension and change of use from builders yard and offices to form 4 one bedroom flats.
Felpham	FP/80/17/PL		21/06/2020	3	2	0	3	RESIDENTIAL	PRIVATE SECTOR	112 & 114 Felpham Way Felpham	Demolition of existing dwellings & replacement with 3No. dwellings with garages & ancillary parking. Resubmission of FP/237/16/PL
Felpham	FP/180/17/PL		01/05/2021	2	1	0	2	Garden	PRIVATE SECTOR	84 Hincham Lane Felpham	Demolition of 1 No. dwelling & erection of 2 No. dwellings.
Felpham	FP/91/17/PL		19/06/2020	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	28 Sea Drive Felpham	Demolition & erection of 1 No. dwelling.
Felpham	FP/195/18/PL	23/08/2019		1	0	1	1	Garden	PRIVATE SECTOR	2 Second Avenue Felpham	Detached two storey dwelling (resubmission of FP/127/17/PL).
Felpham	FP/274/18/PL		06/09/2022	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	Demolition of 1 No. house & erection of 1 No. detached chalet style dwelling and 1 No. single storey bungalow, with garaging & car parking	10 Felpham Gardens Felpham
Felpham	FP/64/19/PL		10/09/2022	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Knorr Cottage Warren Lane Felpham	Replace burnt down cottage with a similar sized single storey property - This is a Departure from the Development Plan
Felpham	FP/82/19/PL	15/05/2019		1	0	1	1	INSTITUTION	PRIVATE SECTOR	1 Summerley Lane Felpham	Change of use from offices/residential use to dwelling house to include internal re-ordering, external improvements and associated works.
Felpham	FP/193/16/PL	16/03/2017		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	34 Links Avenue Felpham	Conversion of dwelling to form 2 No. houses including 2 No. new vehicular accesses.
Felpham	FP/21/17/PL		20/04/2020	1	0	0	1	Garden	PRIVATE SECTOR	31 Rife Way Felpham	1 No. dwelling.
Felpham	FP/264/16/PL	13/06/2017		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	10 Kingsmead Felpham	Erection of 2 No. dwellings.

Felpham	FP/234/17/PL		08/08/2021	1	0	0	1	Garden	PRIVATE SECTOR	30 South Road Felpham	Development of 1 No. residential detached chalet. Plans to include partial demolition of 10 South Road extension to allow for suitable access.
Felpham	FP/70/18/PL		13/05/2022	1	2	0	1	RESIDENTIAL	PRIVATE SECTOR	19 Rife Way Felpham	Change of use of 2 No. flats into 1 No. dwellinghouse.
Felpham	FP/263/18/PL	14/06/2018		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	Timberly The Ridgeway Felpham	Demolition of existing chalet dwelling & erection of replacement dwelling.
Felpham	FP/248/18/PL		02/07/2022	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	23 North Way Felpham	Replacement of existing bungalow with 1 No. chalet bungalow (to approved design FP/259/17/HH).
Felpham	FP/57/18/PL		24/07/2022	2	1	0	2	Business	PRIVATE SECTOR	Ye Old Mill House Restaurant Waterloo Road Felpham	Conversion of existing restaurant (A3 Food & Drink) & flat into 2 No. cottages. This application affects the character & appearance of the Felpham Conservation Area.
Ferring	FG/30/13	23/09/2014		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	38 Ferringham Lane Ferring	Demolition of existing house & construction of new 3 bedroom house & new access.
Ferring	FG/174/17/PL		10/05/2021	4	1	0	4	RESIDENTIAL	PRIVATE SECTOR	32 & 34A Sea Lane Ferring	Demolition of existing dwelling (No. 32) & erection of 4 No. 4 bed dwellings, alterations to existing dwelling (No. 34A) with alterations to two existing accesses to form a single point of access. This application may affect the Character & Appearance of the Ferring Conservation Area.
Ferring	FG/115/17/PL		15/03/2021	4	0	0	4	Garden	PRIVATE SECTOR	44 Ferringham Lane Ferring	4 No. bungalows
Ferring	FG/34/17/PO		08/05/2020	1	0	0	1	OFFICE	PRIVATE SECTOR	2 Onslow Drive Ferring	Application for Prior Approval under Class C1 for change of use from office (class B1(a)) to a dwelling (class C3).
Ferring	FG/66/18/PL		12/07/2021	1	0	0	1	INSTITUTION	PRIVATE SECTOR	78 Langbury Lane	Part change of use for western half of building from Residential Care Home (C2 Residential institution) to residents living together as a single household (C3(b) Dwelling House).
Ferring	FG/210/18/PL		31/01/2022	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	10 The Poplars Ferring	Demolition of existing dwelling & erection of new single storey dwelling.
Ferring	FG/66/18/PL		12/07/2021	1	0	0	1	INSTITUTION	PRIVATE SECTOR	78 Langbury Lane Ferring	Part change of use for western half of building from Residential Care Home (C2 Residential institution) to residents living together as a single household (C3(b) Dwelling House).
Ferring	FG/29/19/PL		06/06/2022	1	0	0	1	Garden	PRIVATE SECTOR	South Point 1 Beehive Lane Ferring	Erection of 1 No. 2 bed dwelling
Ferring	FG/202/17/PL	09/11/2018		1	0	1	1	Business	PRIVATE SECTOR	104 Ferring Street Ferring	Change of use from restaurant (A3 Restaurant) to takeaway (A5 Hot Food Takeaway), repositioning of extraction flue, removal of existing rear extensions, erection of rear extension for 1 No. flat.

Ferring	FG/168/18/PL		24/05/2022	1	0	0	1	Garden	PRIVATE SECTOR	4 Sea Lane Ferring	Erection of 2 bedroom single storey dwelling to rear of existing property
Ferring	FG/190/19/PL	16/10/2019		1	0	1	1	Garden	PRIVATE SECTOR	Land adjacent to 1 The Grove Ferring	1 No. new dwelling.
Ferring	FG/219/18/PL		13/12/2021	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	11 Ocean Drive Ferring	Demolition & erection of 1 No. dwelling with associated parking & turning.
Ferring	FG/145/19/PL		29/01/2023	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	31 South Drive Ferring	Demolition of existing detached dwelling and replace with new two storey detached dwelling.
Ford	F/25/18/PL	27/03/2019		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	2 & 3 Wicks Farm Cottages Ford Lane Ford	Single storey rear extension & internal alterations to revert property to 2 No. self-contained units.
Ford	F/18/19/PL		05/03/2023	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	Land adjacent to 3 Wicks Farm Cottages Ford Lane Ford	1 No new dwelling. This application is a Departure from the Development Plan.
Kingston	K/40/18/PL	28/09/2016		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	Spring Tide Gorse Avenue Kingston	Demolition of existing dwelling & erection of 1 No. dwelling, associated landscaping & parking (resubmission following K/33/16/PL).
Kingston	K/29/17/PL	16/01/2019		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	14 Coastal Road Kingston	Demolition of existing dwelling to create 1 No. new dwelling.
Kingston	K/32/19/PL		06/03/2023	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Little Deerswood Gorse Avenue Kingston Gorse	Demolition of existing dwelling and erection of 1 x three storey dwelling with swimming pool and associated amenity space and parking.
Littlehampton	LU/302/14/PL	23/10/2019		1	0	1	1	Business	PRIVATE SECTOR	Washer Woman 25 Western Road Littlehampton	Change of use of launderette (Sui Generis) to 1 No apartment (C3 Dwelling Houses). This application affects the character and appearance of the Littlehampton Seafront Conservation Area.
Littlehampton		26/09/2008		3	0	2	2	INSTITUTION	PRIVATE SECTOR	11 South Terrace Littlehampton	Proposed conversion of building into 2 basement flats with 4 storey maisonette over.
Littlehampton	LU/313/14/PL	04/05/2016		4	1	4	4	RESIDENTIAL	PRIVATE SECTOR	11 St. Winefrides Road Littlehampton	Demolition of existing dwelling & erection of 4 No. 3 bed detached dwellings with single detached garages
Littlehampton	LU/174/19/PL	07/08/2019		1	0	1	1	OTHER DEV	PRIVATE SECTOR	2A Norfolk Road Littlehampton	Demolition of existing building & erection of 1 No. 3 bed town house (resubmission following LU/164/16/PL). This application affects the character & appearance of the Littlehampton Seafront Conservation Area & may affect the setting of a listed building.
Littlehampton	LU/341/19/PL		20/03/2023	1	2	0	1	RESIDENTIAL	PRIVATE SECTOR	37 & 43 Beach Crescent Littlehampton	Combining two adjoining flats and external alterations.
Littlehampton	LU/251/15/PL	01/11/2018		3	0	3	3	Garden	PRIVATE SECTOR	Land East of 1 & 2 Tulley Cottages Tudlington Lane Littlehampton	Erection of 3 No. dwellings
Littlehampton	LU/221/14/PL	09/05/2017		4	0	4	4	RESIDENTIAL	HOUSING ASSOCIATION	Land north of 31-40 Joyce Close Littlehampton	Application for erection of 4 No houses and associated parking, hard and soft landscaping, on an existing parking court.

Littlehampton	LU/222/14/PL	09/05/2017		3	0	3	3	RESIDENTIAL	HOUSING ASSOCIATION	Land North of 7-12 Joyce Close Littlehampton	Application for erection of 3No houses 2No flats and associated parking, hard and soft landscaping, on an existing parking court.
Littlehampton	LU/222/14/PL	09/05/2017		2	0	2	2	RESIDENTIAL	HOUSING ASSOCIATION	Land North of 7-12 Joyce Close Littlehampton	Application for erection of 3No houses 2No flats and associated parking, hard and soft landscaping, on an existing parking court.
Littlehampton	LU/224/14/PL	09/05/2017		1	0	1	1	RESIDENTIAL	HOUSING ASSOCIATION	Land North of 81-92 Greenfields Littlehampton	Application for erection of 1No house, 2No flats and associated parking, hard and soft landscaping, on an existing parking court.
Littlehampton	LU/224/14/PL	09/05/2017		2	0	2	2	RESIDENTIAL	HOUSING ASSOCIATION	Land North of 81-92 Greenfields Littlehampton	Application for erection of 2No house, 2No flats and associated parking, hard and soft landscaping, on an existing parking court.
Littlehampton	LU/227/14/PL	09/05/2017		2	0	2	2	RESIDENTIAL	HOUSING ASSOCIATION	Land Between 99-100 Greenfields Littlehampton	Application for erection of 2No Houses and associated parking, hard and soft landscaping, on an existing parking court.
Littlehampton	LU/31/14/	15/06/2016		1	0	1	1	Garden	PRIVATE SECTOR	Adj 75a Clun Road Littlehampton	New one bedroom dwelling.
Littlehampton	LU/4/15/PL	04/07/2018		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	18 Balloch Road Littlehampton	Conversion of existing house into 2 No. self-contained houses
Littlehampton	LU/86/15/PL		22/07/2020	2	0	0	2	INDUSTRY	PRIVATE SECTOR	Smallworth Printers 7 Arundel Road Littlehampton	Conversion & first floor extension of vacant printing works to form 2No. 2 bed dwellings
Littlehampton	LU/267/17/PL		15/02/2021	2	0	0	2	OTHER DEV	PRIVATE SECTOR	Chilgrove House Kimberley Littlehampton	Change of use of ground floor from community centre (D2 Assembly & Leisure) to 2 No. flats (C3 Dwelling Houses), single storey rear extension with renewal of existing windows to match existing, remodelling of existing entrance of East elevation including new front & rear doors & new canopy.
Littlehampton	LU/19/19/PL		26/03/2022	1	0	0	1	SHOPPING	PRIVATE SECTOR	44 East Ham Road Littlehampton	Change of use from shop (A1 Shops) to dwelling (C3 Dwellinghouse), including extension to front of property & new fenestration to western, eastern & southern elevations.
Littlehampton	LU/100/16/PL	30/07/2019		1	0	1	1	Garden	PRIVATE SECTOR	12 Wick Farm Road Littlehampton	New 2 bedroom semi detached dwelling
Littlehampton		31/03/2019		3	0	3	3	SHOPPING	PRIVATE SECTOR	37-39 Beach Road Littlehampton	Reorganisation of the ground floor retail unit, a two storey extension to the centre and change of use to 1 flat and 2 bedsits at first floor and an office for the shop.
Littlehampton	LU/54/13	31/03/2017		2	1	2	2	RESIDENTIAL	PRIVATE SECTOR	59 Bayford Road Littlehampton	Conversion of dwelling to form 2 No. 2 bed self-contained maisonettes.
Littlehampton	LU/378/14/PL	17/02/2017		1	0	1	1	Garden	PRIVATE SECTOR	Land adjoining 18 River Road Littlehampton	Erection of 1 No three storey detached house
Littlehampton	LU/275/16/PL		01/09/2021	1	0	0	1	SHOPPING	PRIVATE SECTOR	62 High Street Littlehampton	Alterations to existing shop & flat to create 1 No. additional flat.
Littlehampton	LU/323/17/PL		14/02/2021	3	1	0	3	RESIDENTIAL	PRIVATE SECTOR	22 Beach Road Littlehampton	Change of use of upper floors from 1 No. dwelling to 3 No. dwellings & associated works

Littlehampton	LU/111/17/PL		06/06/2021	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	19 Bayford Road Littlehampton	Change of use of existing residential property (C3 Dwellinghouses) to form 1 No. 7 bedroom HHOD (5u1 Generic).
Littlehampton	LU/220/18/PL		08/11/2021	1	0	0	1	Business	PRIVATE SECTOR	70 High Street Littlehampton	Alterations & change of use to existing bank (A2 Financial & Professional Services) to mixed use to retail (A1 Shops), office (B1 Business), 3 No. residential dwellings (C3 Dwelling house) & dormer at second floor level (submission following LU/50/17/PL & LU/6/18/PD). This application may affect the setting of a listed building.
Littlehampton	LU/220/18/PL		08/11/2021	2	0	0	2	Business	PRIVATE SECTOR	70 High Street Littlehampton	Alterations & change of use to existing bank (A2 Financial & Professional Services) to mixed use to retail (A1 Shops), office (B1 Business), 3 No. residential dwellings (C3 Dwelling house) & dormer at second floor level (submission following LU/50/17/PL & LU/6/18/PD). This application may affect the setting of a listed building.
Littlehampton	LU/235/18/PL		13/12/2021	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	95 Pier Road Littlehampton	Change from partial residential partial guest house to fully residential as House in Multiple Occupation (HMO).
Littlehampton	LU/310/18/PL		06/03/2022	1	0	0	1	Business	PRIVATE SECTOR	1 Arcade Road Littlehampton	Addition of first floor to form self-contained flat, change of use of existing leisure use (D2 Assembly & Leisure) to office use (A2 Financial & Professional Services) at ground floor & external alterations.
Littlehampton			03/04/2022	4	0	0	4	Business	PRIVATE SECTOR	45A & 45B Pier Road Littlehampton	Demolition of the existing buildings & erection of 2 No. new buildings incorporating commercial (A1) at ground floor with 4 No. residential units above.
Littlehampton	LU/159/19/PL		30/08/2022	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	2 Graft Cottages Pier Road Littlehampton	New maisonette over parking area, extend crossover & alterations to rear fenestration.
Littlehampton	LU/154/19/PL	22/05/2019		3	0	3	3	Business	PRIVATE SECTOR	52 High Street Littlehampton	Change of use of ground floor from banking (A2 Financial & professional services) to retail (A1 Shops), permitted development to form 2 No. flats above plus 1 No. further flat & extension to form 1 No. two storey dwelling & ancillary alterations
Littlehampton	LU/154/19/PL	22/05/2019		1	0	1	1	Business	PRIVATE SECTOR	52 High Street Littlehampton	Change of use of ground floor from banking (A2 Financial & professional services) to retail (A1 Shops), permitted development to form 2 No. flats above plus 1 No. further flat & extension to form 1 No. two storey dwelling & ancillary alterations

Littlehampton	LU/294/19/PL		20/01/2023	1	0	0	1	Business	PRIVATE SECTOR	71 Beach Road Littlehampton	Change of use from Guest House (C1 Hotels) to single dwelling house (C3 Dwelling Houses).
Littlehampton	LU/182/14/PO	18/05/2016		1	0	2	1	SHOPPING	PRIVATE SECTOR	1 & 2 Norfolk House Wick Street Littlehampton	Prior notification under Class 1A for change of use from A1/A2 (retail/financial & professional services) to C3 (dwellinghouses)
Littlehampton	LU/60/18/PL	23/07/2018		4	1	1	4	RESIDENTIAL	PRIVATE SECTOR	Sunnyside Courtwick Lane Littlehampton	Demolition of existing dwelling & garage & erection of 4 No. dwellings with on-site parking & landscaping.
Littlehampton	LU/92/18/PL	25/10/2019		1	0	1	1	RESIDENTIAL	PRIVATE SECTOR	Flat 1 128 Arndel Road Littlehampton	Studio apartment with roof extensions & bin store & cycle store
Littlehampton	LU/285/18/PL		01/05/2022	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	2 Kerbol Way Littlehampton	Division of house into two dwellings and replacement of conservatory with flat roofed extension
Littlehampton	LU/78/19/PL		06/06/2022	2	1	0	2	RESIDENTIAL	PRIVATE SECTOR	52 Griffin Crescent Littlehampton	Division of single dwelling into 2 No. dwellings & alterations to roof to form new rooms
Littlehampton	LU/284/19/PL		13/03/2023	2	0	0	2	Garden	PRIVATE SECTOR	8A & 8B Northway Road Littlehampton	2 No semi detached 3 bed houses.
Middleton-on-Sea	M/115/14/PL	31/03/2018		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	102 Anthon Way Elmer Middleton-on-Sea	Removal of existing railway carriage dwelling and construction of new 4 bedroom two storey detached dwelling.
Middleton-on-Sea	M/105/18/PL		30/11/2021	1	0	0	1	Garden	PRIVATE SECTOR	Land adjacent to 7 Central Drive Elmer Middleton	1 no detached four bedroom house
Middleton-on-Sea	M/104/15/PL	09/08/2018		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	5 Alleyne Way Elmer	Demolition of existing bungalow & replacement with a two storey house.
Middleton-on-Sea	M/82/19/PL	22/03/2019		1	0	1	1	RESIDENTIAL	PRIVATE SECTOR	Little Coombe 46 Sea Lane Middleton-on-Sea	Demolition of existing garage, pool house & part east wing of existing house & erection of 1 No. dwelling & garage
Middleton-on-Sea	M/35/19/PL		11/09/2022	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	27 Central Drive Elmer	Replacement dwelling
Middleton-on-Sea	M/91/16/PL	09/12/2019		4	0	4	4	SHOPPING	PRIVATE SECTOR	20-26 Elmer Road Middleton on Sea	4 No. dwellings following demolition
Middleton-on-Sea	M/132/16/PL	16/07/2018		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	29 Sea Way Middleton-on-Sea	Demolition of existing 1.5 storey house and detached garage, and erection of 1 x two-storey replacement dwelling with attached double garage and first-floor rear balcony
Middleton-on-Sea	M/76/17/PL		01/05/2021	2	0	0	2	RESIDENTIAL	PRIVATE SECTOR	155 Middleton Road Middleton on Sea	1 No. pair semi-detached chalet bungalows (alternative scheme to M/15/17/PL).
Middleton-on-Sea	M/94/17/PL	22/06/2018		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	72 Anthon Way Elmer Middleton on Sea	Demolition & erection of 1 No. dwelling with integral garage.
Middleton-on-Sea	M/74/17/PL	05/12/2018		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	24 Alleyne Way Elmer	Demolition & erection of 1 No. dwelling.

Middleton-on-Sea	M/21/18/PL		11/05/2021	1	0	0	1	OFFICE	PRIVATE SECTOR	Middleton Court 57 Elmer Road Middleton-on-Sea	Change of use of ground floor solicitors office (A2 Financial & Professional Services) to 1 No. dwelling (C3 Dwelling House) to include demolition of former bank safe at rear & construction of single storey extension to north elevation of main building & alterations to door/windows on front & side elevations.
Middleton-on-Sea	M/133/17/PL		07/06/2021	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Little Thatch 518 Middleton Road Middleton-on-Sea	Demolition & erection of 1 No. dwelling to existing ground floor slab.
Middleton-on-Sea	M/101/18/PL		06/12/2021	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	134 Elmer Road Middleton-on-Sea	Demolition of existing dwelling & erection 1 No. holiday home.
Middleton-on-Sea	M/48/18/PL		19/06/2021	1	0	0	1	OTHER DEV	PRIVATE SECTOR	143 Middleton Road Middleton-On-Sea	Change of use of restaurant (A3 Food & Drink) to residential dwelling (C3 Dwellinghouse).
Middleton-on-Sea	M/155/18/PL	05/08/2019		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	5 Central Drive Middleton-On-Sea	Replacement dwelling (re-submission following M/114/18/PL).
Middleton-on-Sea	M/24/19/PL		06/06/2022	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	3 The Hard Elmer	Replacement residential dwelling. This application may affect a Public Right of Way.
Middleton-on-Sea	M/143/18/PL	16/10/2019		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	68 Ancton Way Elmer Middleton-On-Sea	Erection of a new 4 bedroom dwelling
Middleton-on-Sea	M/53/19/PL		08/01/2023	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	7 Alleyne Way Elmer Middleton-On-Sea	Demolition & erection of 1 No. dwelling.
Pagham		28/07/2009		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	57 Harbour Road Pagham	Replacement dwelling.
Pagham	P/8/16/PL	19/04/2016		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	Butterflies Farm Pagham Road Pagham	1 detached dwelling
Pagham	P/56/16/PL	31/03/2020		1	0	1	1	INDUSTRY	PRIVATE SECTOR	Land behind Meadow Sweet Summer Lane Pagham	Conversion of existing garage/workshop into single detached 3 bed bungalow.
Pagham	P/26/18/PL	29/10/2018		1	0	1	1	Garden	PRIVATE SECTOR	Rear of 6 Hook Lane Pagham	1 No. detached bungalow with on-site parking & vehicular turning facilities (re-submission of P/86/16/PL).
Pagham	P/40/17/PL		04/07/2020	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	3 Sandy Road Pagham	Single replacement dwelling
Pagham	P/4/16/PL	22/05/2018		3	0	3	3	SHOPPING	PRIVATE SECTOR	Land at former Kings Beach Hotel 5 The Parade Bognor Regis	Erection of 1 No. 4-bedroom house and 2 No. 3-bedroom bungalows including shared use of existing vehicular accesses to convenience store and associated parking, landscaping, bin and cycle storage. This application may affect the setting of a Grade 2 Listed Building.
Pagham	P/36/18/PL		23/08/2021	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	30 Lagoon Road Pagham	Demolition & erection of 1 No. dwelling with associated vehicle hard standing area.
Pagham	P/37/19/PL		11/07/2022	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	10 Harbour Road Pagham	Demolition of existing structures and the building of a new modern family home
Pagham	P/120/18/PL		26/11/2022	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	31 Lagoon Road Pagham	Replacement bungalow.
Pagham	P/79/19/PL	27/01/2020		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	78 Harbour Road Pagham	Demolition of existing sheds & dwelling & erection of 1 No. dwelling

Pagham	P/111/19/PL	30/03/2020		2	0	2	2	OFFICE	PRIVATE SECTOR	209 Pagham Road Pagham	Change of use of existing betting shop (Sui Generis) on ground floor with kitchen/WC/office on first floor to 1 No. flat on ground floor (C3 dwelling houses) and 1 No. flat on first and second floor, to include single storey rear extension & conversion of loft space with dormer window on rear elevation. This application may affect the setting of a listed building.
Poling	PO/2/17/PL	18/12/2018		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	The Coach House at The Old Vicarage Poling Street Poling	Single storey rear extension, porch extension & 11 No. rooflights in existing & proposed roof to create 1 No. self contained dwelling (resubmission following PO/1/17/PL). This application affects the character & appearance of the Poling Conservation Area & may affect the setting of a listed building.
Rustington	R/141/18/PL	17/05/2019		1	0	1	1	Garden	PRIVATE SECTOR	Land adjacent to 19 Angmering Lane Rustington	1 No. dwelling with detached garage to front
Rustington	R/122/18/PO	04/11/2014		1	0	1	1	OFFICE	PRIVATE SECTOR	R/D Slating Saddles 50 The Street Rustington	Prior notification for change of use under Class 1A for part change of use from bicycle shop (A1 retail) to 1 No. 2 bedroom dwelling (C3 dwellinghouses)
Rustington	R/22/17/PL	08/08/2018		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	62 Mill Lane Rustington	1 No. replacement dwelling & summer house.
Rustington	R/87/17/PL		29/06/2020	4	0	0	4	RESIDENTIAL	PRIVATE SECTOR	7 Starling Parade The Street Rustington	Second floor extension to create 4 No. dwellings & reconfigure existing second floor flat together with private balconies, secure bin storage & bicycle storage & allocated parking for the proposed new dwellings.
Rustington	R/91/17/PL		16/06/2020	1	0	0	1	Garden	PRIVATE SECTOR	The Spirea Springfield Close East Preston	Erection of 2 No. dwellings with 2 No. detached garages
Rustington	R/230/19/PL		14/01/2023	1	0	0	1	Garden	PRIVATE SECTOR	Springfield House Springfield Close Rustington	1 No. dwelling and swimming pool (part resubmission following R/91/17/PL & R/204/18/PL)
Rustington	R/104/17/PL		17/07/2020	1	0	0	1	Business	PRIVATE SECTOR	Mowbray Station Road Rustington	Change of use from Office (B1(a)) to dwelling house (Class C3), alterations & single storey rear extension
Rustington	R/202/18/PL		13/12/2021	1	0	0	1	Garden	PRIVATE SECTOR	St. Marys Close Hurst Road Rustington	Erection of 1 No. dwelling (resubmission of R/219/17/PL). This application may affect the character & appearance of the Station Road, East Preston Conservation Area.
Rustington	R/190/18/PL		14/11/2021	2	0	0	2	Garden	PRIVATE SECTOR	St. Marys Close Hurst Road Rustington	Erection of 1 No. dwelling (resubmission following R/64/17/PL). This application affects the character & appearance of the Station Road, East Preston Conservation Area.

Rustington	R/306/18/PP		21/02/2022	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Wandering The Titchway Rustington	Demolition of the existing dwelling & erection of 1 No. 3-bedroom one and a half storey dwelling. This application may affect a Public Right of Way.
Rustington	R/61/19/PL		13/06/2022	1	0	0	1	OTHER DEV	PRIVATE SECTOR	Church Farm Cottage 76-78 The Street Rustington	Change of use from museum & cafe to single dwelling. This application may affect the character & appearance of the Rustington Conservation Area
Walberton	WA/27/15/PL	05/04/2018		2	0	2	2	STORAGE	PRIVATE SECTOR	Greens Yard Orchard Way Fontwell	Demolition of existing garages & erection of 2No. chalet dwellings
Walberton	WA/38/17/PL		01/05/2021	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Walberton House The Street Walberton	Change of use of a store to a single dwelling with a porch extension & one additional window to north & west elevations & to east facing roof slope (Renewal of consent WA/6/14). This application affects the character and appearance of the Walberton Village conservation area
Walberton	WA/19/16/PL	31/03/2020		1	0	1	1	OTHER DEV	PRIVATE SECTOR	Walberton Place Farm Yaptom Lane	Change of use of existing building to 1 no. one-bed unit of staff accommodation.
Walberton	WA/74/17/PL	22/02/2018		1	2	1	1	RESIDENTIAL	PRIVATE SECTOR	Church Farm Bungalows Binsted Lane Binsted	Replace existing two bungalows with one single dwelling. This application affects the setting of a listed building
Walberton	WA/39/18/PL		30/07/2021	1	0	0	1	Garden	PRIVATE SECTOR	48 The Meadows Walberton	Extension of existing dwelling to create 1 No. attached dwelling
Walberton	WA/23/19/PL	08/01/2020		1	1	1	1	RESIDENTIAL	PRIVATE SECTOR	The White Cottage West Walberton Lane Walberton	Demolition of existing dwelling & erection of 1 No. replacement dwelling (amendment to WA/45/18/PL)
Walberton	WA/18/19/PL		06/06/2022	?	0	0	2	Garden	PRIVATE SECTOR	Land Adjacent 1 Orchard Way Fontwell	Erection of 2 No. detached dwellings, adaptation to existing crossover & new driveway (resubmission following WA/38/18/PL)
Walberton	WA/30/19/PL		21/06/2022	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Walberton House, The Annexe The Street Walberton	Application for change of use from part of accommodation of Walberton House to separate self-contained dwelling. This application affects the character and appearance of the Walberton Village Conservation Area and the setting of a listed building.
Walberton	WA/75/18/OLJ		10/07/2022	1	0	0	1	Garden	PRIVATE SECTOR	Land to the rear of 7 The Meadows Walberton	Outline applications with some matters reserved for 1 No. dwelling. This application may affect the character & appearance of the Walberton Village Conservation Area.
Walberton	WA/61/19/PP		19/08/2022	1	0	0	1	OFFICE	PRIVATE SECTOR	Stoney Brook Farm Eastergate Lane Walberton	Notification for Prior Approval under Part 3, Class O for change of use from an office (Class B1) to 1 No. dwelling (Class C3).
Walberton	WA/97/19/PL		20/12/2022	1	1	0	1	RESIDENTIAL	PRIVATE SECTOR	Milb Bell Binsted Lane Arundel	1 No. replacement dwelling.
Walberton	WA/80/19/OLJ		22/11/2022	2	0	0	2	RESIDENTIAL	PRIVATE SECTOR	Walberton House The Street Walberton	Lawful development certificate for existing 2No self-contained flats

Walberton	WA/59/19/PL		08/01/2023	3	0	0	3	AGRICULTURAL	PRIVATE SECTOR	Pippins Yapton Lane Walberton	Provision of an additional 3 No. residential mobile homes. This application is a Departure from the Development Plan
Yapton	Y/12/17/PL		22/05/2020	1	0	0	1	Garden	PRIVATE SECTOR	Land rear of 2, 4 & 5 Gladstone Road Mill View Road Yapton	1 No. dwelling
Yapton	Y/43/15/PL	21/04/2016		1	1	1	1	OFFICE	PRIVATE SECTOR	The Bungalow Church Lane Yapton	Replacement of existing & approved dwellings with a single dwelling.
Yapton	Y/57/19/PL		07/11/2022	3	0	0	3	RESIDENTIAL	PRIVATE SECTOR	Old Bilsham Farm Bilsham Lane Yapton	Conversion of existing single residential dwelling into 3 No. residential units with associated internal & external alterations & refurbishment & detached garage/outbuilding
Yapton	Y/53/16/PL	25/04/2019		4	0	4	4	Business	PRIVATE SECTOR	Yapton Metal Company Burnside Road Yapton	4 No. dwellings with associated ancillary services & access (resubmission following Y/108/15/PL). This application affects the setting of a Listed Building.
Yapton	Y/22/19/PL		25/09/2022	1	0	0	1	RESIDENTIAL	PRIVATE SECTOR	Garage Premises Main Road Yapton	Demolition of existing redundant garage building & erection of 1 No. dwelling and associated works (alternative following Y/68/17/PL). This application may affect the setting of listed buildings & may affect the character & appearance of the Main Road/Church Road, Yapton Conservation Area.
Yapton	Y/32/19/RES	12/12/2019		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	Lake Barn Maypole Lane Yapton	Application for reserved matters following outline permission Y/77/17/OUT for erection of detached single storey dwelling house with vehicular access from Maypole Lane
Yapton	Y/80/19/PL		30/01/2022	1	0	0	1	AGRICULTURAL	PRIVATE SECTOR	1 Church Farm Cottages Church Road Yapton	Change of use from cowshed to separate residential unit - This is a departure from the development plan - This application may affect the setting of a Listed Building
Yapton	Y/77/16/PO	07/05/2019		1	0	1	1	AGRICULTURAL	PRIVATE SECTOR	The Shelling Land at Bilsham Lane Bilsham	Prior notification under Class Q for change of use from agricultural building to a single dwellinghouse (Class C3)
Yapton	Y/12/20/PL		31/03/2023	1	2	0	1	RESIDENTIAL	PRIVATE SECTOR	6 and 7 West View Drive Yapton	Conversion of 2 No. flats into 1 No. single dwelling house together with single storey rear extension.
					95		419				

Appendix E Arun District Council 'Planning Application Finder' Results

ARUN DISTRICT COUNCIL BR/86/21/F

1430021/20	24/06/2001	95 Hawthorn Road Bognor Regis PO21 2RE	Minor modifications, change of use from ground floor shop to 3 No. 3 bedrooms flat
1430022/20	17/08/2001	7 Comet Walk Bognor PO22 8JY	Two storey side extension and rear single storey extension
1430023/20	24/09/2000	55 Adelaide Way Bognor PO22 8HY	Single storey rear extension
1430024/20	05/06/2001	61 Adelaide Way Bognor PO22 8JY	Single storey rear and front extensions
1430025/20	08/05/2000	56 Felpham Way Felpham PO22 8QJ	Lawful development certificate approved single storey side extension (conservation)
1430026/20	06/07/2000	53 High Street Bognor Regis PO21 3JX	Conversion of first and second floor and rear extension to create 4 No. 3 bed self contained flats
1430027/20	06/11/2000	41 The Crescent Felpham PO22 7JH	Removal of sash windows to bedroom and replacement with dormer
1430028/20	04/07/2000	42 Adelaide Way Bognor PO22 8HY	Demolition of conservatory and outbuilding and new rear single storey extension and outbuilding
1430029/20	07/12/2000	Harold Dean Charnwood Road Bognor PO22 8	Single storey side extension including demolition and existing outroom
1430030/20	14/07/2000	Harold Dean Charnwood Road Bognor PO22 8	Single storey front addition
1430031/20	06/06/2000	58 Felpham Way Felpham PO22 8QJ	Demolition of existing conservatory, construction of rear single storey flat roofed extension
1430032/20	10/06/2001	20 Southdown Road Bognor Regis PO21 2JR	Single storey rear extension
1430033/20	14/05/2000	11 Overdown Road Felpham PO22 7HW	Loft conversion
1430034/20	01/07/2000	3 Whitmoreland Drive Felpham PO22 8UX	Two storey side extension
1430035/20	18/01/2001	84 Ivy Road Felpham PO22 7JU	Reconfiguration under existing permitted development rules for a rear single storey extension
1430036/20	04/05/2000	Simple Top, Lord Duns, 231, Chichester Road	Lawful development certificate for an outbuilding use as a bed and breakfast
1430037/20	18/05/2000	8 Mount Gosse Felpham PO22 8QJ	Conversion of garage and conversion of garage roof space to habitable use to form a proposed annex
1430038/20	21/06/2000	43 Seasmiths Gardens Bognor PO22 8JC	Single storey porch roof side and rear extensions
1430039/20	22/06/2000	36 Whitmoreland Drive Felpham PO22 8UX	Removal of existing side porch and rear conservatory and erection of single storey side and rear extension
1430040/20	13/10/2000	The Beach Hotel, former Mid Club Wastell	Redevelopment into 10 No. 2 and 3 bed apartments and 2 No. commercial units
1430041/20	11/11/2000	Felpham Community Hall Bognor Road Felpham	Rear material annexed element
1430042/20	01/12/2000	61 Mansfield Road PO22 8JW	Retention of attached single storey garage with storage area
1430043/20	05/05/2001	21 Cornhill Road Bognor Regis	Rear material annexed element
1430044/20	17/08/2000	6 Westlands Lane Bognor Regis PO21 5JZ	Discharge of conditions
1430045/20	12/06/2000	9 Westlands Lane Bognor Regis PO21 5JZ	Discharge of conditions
1430046/20	01/05/2001	7 Park Crescent Felpham PO22 8UX	Single storey rear and side extension to provide family room, utility room and WC
1430047/20	18/09/2000	7 Amburidge Close Felpham PO22 8W5	4 No. 3 bed room detached chalet bungalow (refused)
1430048/20	05/11/2000	15 Rantharagh Gardens Bognor Regis PO21	Single storey rear extension and two storey side extension
1430049/20	06/06/2000	95 Seasmiths Gardens North, Bognor Road	2 storey side extension and single storey rear extension
1430050/20	28/12/2000	Land north off Felpham	Rear residential
1430051/20	03/06/2001	Melrose Bay 11 Parkway Grove Felpham PO22	Rear material annexed element

Appendix F 'OnTheMarket' Available Land Search Results

Location

 PO22 8DH


+ 2mi



Min price

Any



Max price

Any



Bedrooms

Any

20 results · Land for sale within 20 miles of PO22 8DH

[UK](#) > [West Sussex](#) > [Bognor Regis](#) > [PO22 8DH](#)
☒ Include under offer

No properties currently match your precise search.

ARUN DISTRICT COUNCIL BR/86/21/PL

Below are properties within 20 miles of your search area that may be of interest.