

Susan Haley

From: Simon Davis
Sent: 19 August 2025 15:23
To: Planning.Responses
Subject: FW: Bognor Arcade Sequential Test BR/97/25/PL SUB PLAN REQUEST
Attachments: Sequential_sites_assessment_The_Arcade.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please can the attached be added to BR/97/25/PL as an Additional Document, labelled as "Flooding Sequential Sites Assessment, ref IW/GM/100325, August 2025"

I don't think it needs redacting as whilst there is a phone number in the document it is a general number not a personal one.

[REDACTED]
Sent: 19 August 2025 12:51
To: Simon Davis <Simon.Davis@arun.gov.uk>

[REDACTED]
Subject: RE: Bognor Arcade Sequential Test

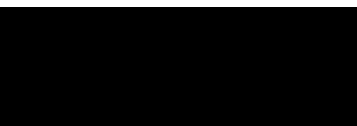
CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Good afternoon Simon,

Please find attached the Sequential Sites Assessment to accompany this application.

Many thanks,
Isobel.

ISOBEL WOOLLARD
Planner



[REDACTED]
Sent: 07 August 2025 14:39

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Bognor Arcade FRA/Sequential Test

Thanks Simon. Your comments on the search area are noted.

We'll be working on that next week, so hopefully we'll have something to send you the following week.

Kind regards

From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 07 August 2025 14:17

Dear Gary,

I am happy that you use the same search criteria except in respect of search area as you will note that my email of 03/07 stated:

Having said that, I have looked back at nearby examples and in late 2022, we refused BR/267/21/PL for 24 flats. Their Sequential Assessment considered sites in a 3km radius, and we accepted this. I also advised an applicant on sequential parameters for 10 houses on an industrial site in nearby Bersted late last year. I requested the search consider the Bognor Regis Built-up Area boundary as per the LP proposals map (which extends to Pagham in the west, Bersted in the North and Middleton-on-Sea in the east). I attach a map similar to the one I provided to them (based on the current BUAB). Given the circumstances of the case, we would agree to the Bognor Regis BUAB search area as per the map.

Therefore, the search area should be the Greater Bognor Regis Built-up Area boundary not a 3km radius.

Kind Regards

Simon

Simon Davis MRTPI

Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd



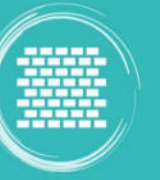

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk

To register to receive notification of planning applications in your area please go to <https://www1.arun.gov.uk/planning-application-finder>



Our priorities...

 <p>Improving the wellbeing of Arun</p>	 <p>Delivering the right homes in the right places</p>	 <p>Supporting our environment to support us</p>	 <p>Fulfilling Arun's economic potential</p>	 
--	---	---	---	--

Sent: 06 August 2025 10:59

To: Simon Davis <Simon.Davis@arun.gov.uk>

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Simon,

We're working on the flooding sequential test for the Bognor Arcade and I just wanted to check that you are happy that we use the same criteria as the attached sequential test, which was accepted by officers on BR/267/21/PL. In the officer's report, it was stated:

....The submitted ST considers other sites listed in the council's Strategic Housing Land Availability Assessment (SHLAA) but states that these either do not have planning permission and so are not reasonably available or are not of a size comparable with the proposed development site. The ST advises that there is no other available land of a similar size in a 3km radius available to purchase. The submitted ST is accepted, and the proposal therefore passes the sequential test.

I would be grateful if you could confirm that we should adopt the same approach.

Kind regards

GARY MORRIS MRTPI

Partner



Market Monitor 2025 H1
South West of England and South Wales Property Review  Download our market update



Privacy Policy

By responding to this email or emailing Alder King LLP, your name and contact information may be collected, stored and used by Alder King for a business reason why this information should be collected and stored, then please contact the sender of this email. For information about how we use your information for the delivery of our services and marketing, please review our Privacy Policy.

Confidentiality

This email is confidential and/or legally privileged and intended for the use of the addressee only. If you are not the intended recipient or the intended recipient, please advise the sender immediately. The use, dissemination, forwarding, printing or copying of this email is strictly prohibited. We warrant to ensure that no viruses are transmitted to any third party but accepts no liability for any loss or damage as a result of the use of this email.

Alder King LLP is a Limited Liability Partnership registered in England and Wales No. OC306796. Registered office: Pembroke House, 15 Pembroke Street, London W1A 1AA. Telephone: 020 7611 1234. Fax: 020 7611 1235. Email: enquiries@alderking.com. Website: www.alderking.com. Registered at the registered office.