

The Sequential Test

**Land to the West of Crookthorne Byre,
Brookpit Lane, Climping, West Sussex BN17
5QU**

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Revision history

Version	Date	Amendments	Issued to
1.0	September 2024	1 st Issue	Mr Colin Beckhurst

Quality control

Action	Signature	Date
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1.0 Existing Site and Proposed development

1.1 Existing Site and Proposed Plans

The proposal site is located at the land to the West of Crookthorne Byre, Brookpit Lane, Climping, West Sussex BN175QU approximately centred on the OS NGR TQ 00782 01632 (**Appendix A Figure 1, Figure 1**). The site is located within the administrative boundary of Arun District Council.

The site occupies an area of approximately 0.18ha. The entire site is covered by soft landscaping.

The access to the site is via Brookpit Lane. The surrounding area consists of predominantly agricultural use (**Appendix A Figure 2**).

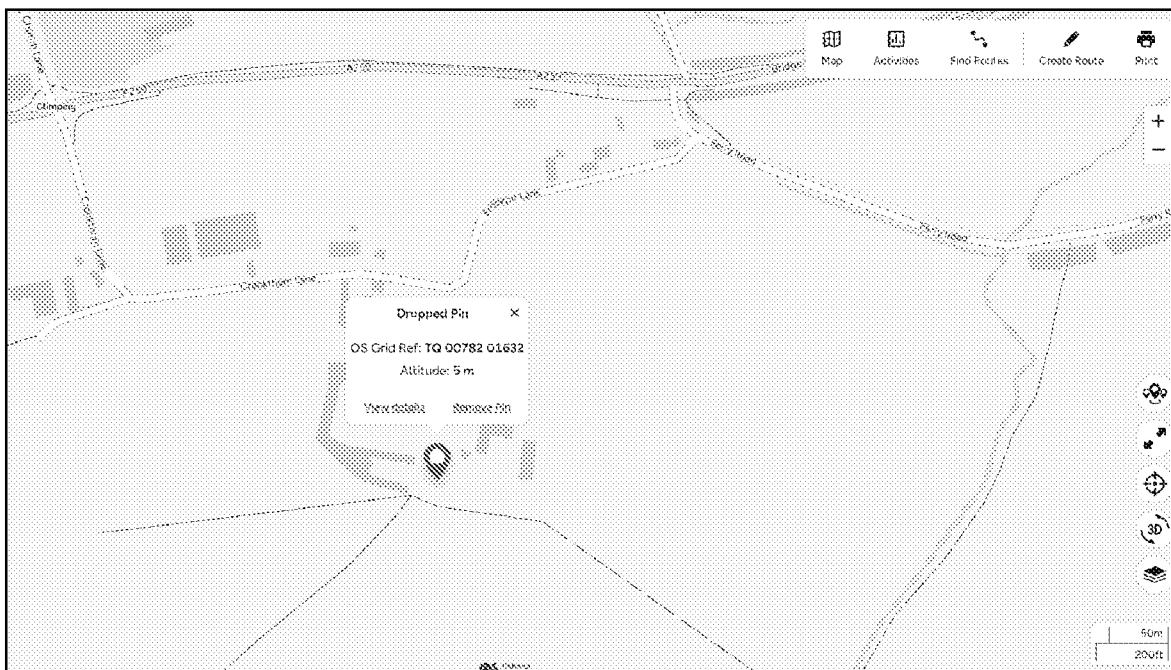
The British Geological Survey's geological maps are provided in **Appendix A Figure 3**. The geological maps show that the bedrock of the site comprises Lewes Nodular Chalk, Seaford Chalk, Newhaven Chalk, Culver Chalk and Portsdown Chalk Formations - Chalk that formed between 93.9 and 72.1 million years ago during the Cretaceous period. The superficial deposits consist of Raised Beach Deposits, 1 - Sand and gravel that formed between 2.588 million years ago and the present during the Quaternary period

The nearest Main Rivers from the site are the River Arun and its tributary watercourses, however, the site is located outside of their floodplain.

The site topography is relatively flat and level. Further details about the existing site are provided in **Appendix A**.

The proposed development comprises of erection of a self-build house. Further details about the proposals have been provided in **Appendix B**.

Figure 1 -- Site Location Map



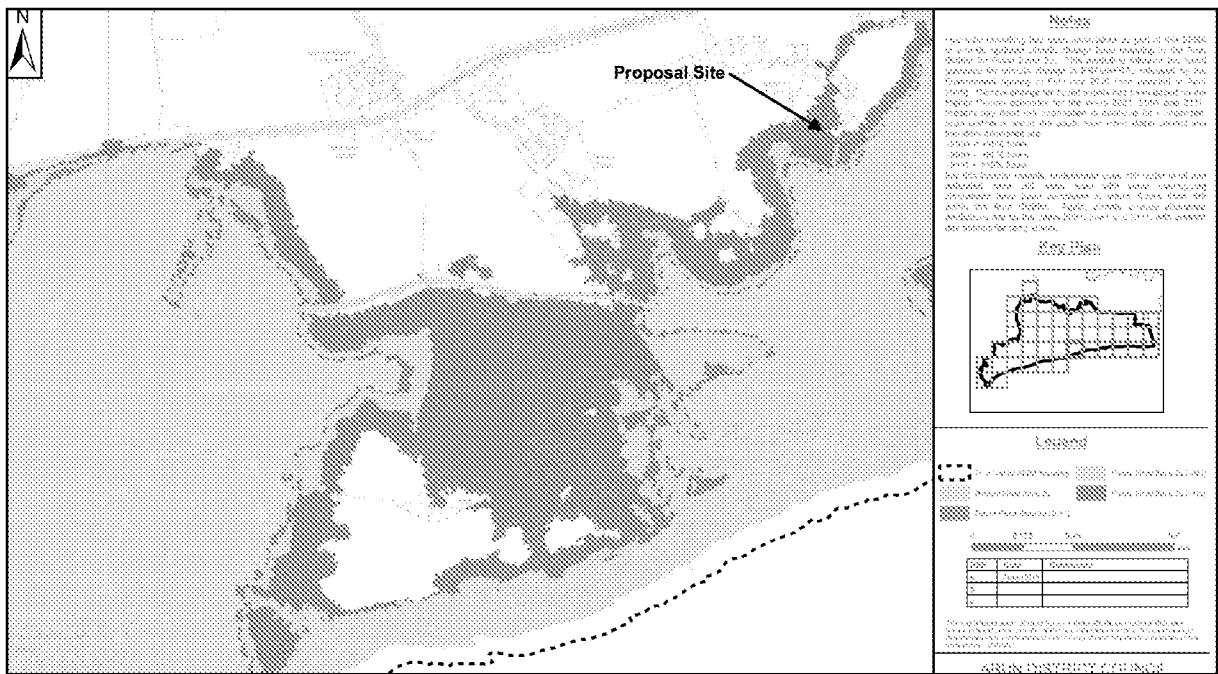
2.0 Flood risk Summary

The nearest Main River from the site is the River Arun and its tributary watercourses, however, the site is located outside of their floodplain. The Environment Agency's Flood Map around the site is shown in **Appendix C** which shows that the site lies within the Flood Zone 1 (i.e. low probability flooding). Flood Zone 1 is an area where flooding from rivers and the sea is very unlikely. There is less than a 1 in 1000 chance of flooding occurring in any one given year (i.e. a less than 0.1% annual probability of flooding).

The Environment Agency's flood risk map which indicates that the site is located outside of the flood risk zone.

Even though the Environment Agency's flood maps show that the site is located in Flood Zone 1, the Council's SFRA flood risk maps indicated that site is located within future Flood Zone 3a (i.e. high probability flooding) when considering the climate change impact in the future (**Figure 2, Appendix D**).

Figure 2 – SFRA Future Flood Risk Map



3.0 The Sequential Test

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

4.0 Search Area for Potential Sites

The search area has been set for the entire area within the Arun District Council. As the site is located within future Flood Risk Zone 3a (i.e. high probability flooding), the search for alternative sites has been focused on the areas located in future Flood Zone 1 or Flood Zone 2 within this search area in accordance with the Sequential Test policy as discussed above.

5.0 Sources of information

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

6.0 Assessment of HELAA Sites

An assessment of the Arun District Council's Housing and Economic Land Availability Assessment (HELAA, January 2022) was undertaken. The HELAA report is provided in **Appendix E**. The HELAA is a technical study that determines the suitability, availability and achievability of land for potential allocation through a further plan making process. The report presents a strategic picture of the availability and suitability of land within the Arun Local Planning Authority Area (LPA) for development. Also, the HELAA aims to establish realistic assumptions about the number of homes and amount of economic development that this land could yield and the timeframe within which this might come forward.

Sites assessed are identified as either:

- Deliverable (Suitable, Available and Achievable); or
- Developable (Suitable but either the availability is specified for a future date or is currently unknown, or the achievability of the site is unknown/marginal).
- Not currently developable – if a site is currently not considered suitable and/or it is not known when a site could be made available, it is neither suitable nor viable.

Assessment has been made for the following sites:

1. Deliverable Sites: There are 23 sites listed under the "Deliverable Sites". The viability yield varies from 6 to 621. From the assessment it is concluded that none of the sites can be considered as an alternative site as each of the scale of the sites was too big compared to the proposal site with 1 no. dwelling (**Appendix F**).
2. Strategic Allocation Sites: There are 10 sites listed under the "Allocation Sites". The viability yield of the sites varies from 22 to 2,410. From the assessment it is concluded that none of the sites can be considered as an alternative site as each of the scale of the sites was too big compared to the proposal site with 1 no. dwelling (**Appendix F**).

3. Deliverable Neighborhood Plan Allocation Sites: There are 7 sites listed under the “Neighborhood Plan Allocation Sites”. The viability yield of the sites varies from 5 to 138. From the assessment it is concluded that none of the sites can be considered as an alternative site as each of the scale of the sites was too big compared to the proposal site with 1 no. dwelling (**Appendix F**).

From the assessment of the HELAA sites, it is concluded that none of the sites can be considered as an appropriate alternative site for the proposed development of 1 no. of residential dwelling at the land to the West of Crookthorne Byre, Brookpit Lane.

7.0 Additional Search for Alternative Sites

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

7.1 Enquiry to local land agents

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

Glyn-Jones

4 Surrey Street, Littlehampton, West Sussex BN17 5BG
T: 01903 739000
<https://www.glyn-jones.com/contact-us/>

Graham Butt Estate & Letting Agents Littlehampton

75 High St, Littlehampton BN17 5AG
T: 01903 717177
<https://www.grahambutt.co.uk/>

Windward Grove, Estate Agency & Lettings

Gratwick House Rest Home, Business Centre, 10 East St, Littlehampton BN17 6AW
T: 01903 946466
www.windwardgrove.co.uk

Leaders Estate Agents Littlehampton

13 Station Road, Burgess Hill, West Sussex, RH15 9DE
[REDACTED]

www.leaders.co.uk

Molica Franklin

69 High St, Littlehampton BN17 5EJ
[REDACTED]

www.molicafranklin.co.uk

Cooper Adams Rustington Estate Agents

7 Broadmark Parade, Broadmark Lane, Rustington BN16 2NE
[REDACTED]

<https://cooper-adams.com/>

Evidence of correspondences are given in **Appendix G**. Through the enquiries and personal communication with the land agents it has been found that there were no appropriate sites currently available on sales within the search area.

7.2 Enquiry to Local Planning Authority

Enquiry was made to the Local Planning Authority to find out information about the appropriate sites that are currently available within the search area. From their response it is clear that the Local Authority does not have information on the available sites within the search area.

7.2 Online database search

Online search was performed on rightmove (www.rightmove.co.uk) and zoopla (www.zoopla.co.uk) (22/09/2024). A search radius of 10 miles have been used.

Rightmove

There were 10 sites currently available on sales on Rightmove as a result of a broad search within the search area. However, these sites were either too large compared to the proposal site or comprises existing buildings. Therefore, none of the sites can be considered as an alternative site for the proposed development. Evidence of online data search are provided in **Appendix I**.

Zoopla

There were 5 sites currently available on sales on Zoopla as a result of a broad search within the search area. Also, these sites were too big compared to the proposal site. Evidence of online search are provided in **Appendix I**.

Based on the response from the estate agents and online search of land currently on sales, it is concluded that there are no reasonable alternative sites currently available on sales at a lower flood risk zone that would make the project viable and produce the total benefits that will be the case with the proposed development site located at the land to the West of Crookthorne Byre, Brookpit Lane.

8.0 Exception Test

The proposed development consists of a residential dwelling which is categorised as 'more vulnerable'. The site lies within Flood Zone 3 (i.e. high probability flooding). Therefore, the site requires to pass the Exception Test in accordance with the NPPF.

As part of the Exception Test, a site-specific Flood Risk Assessment was undertaken for this site (QFRA 2540, 26/06/2024) which concluded that that with appropriate mitigation in place the proposed development will be safe, in terms of flood risk, for its design life and will not impose any flood risk elsewhere.

In addition, the proposed development will help meet the increasing housing need in the area. Therefore, the proposal site is considered appropriate for the residential development and therefore passes the Exception Test.

9.0 Conclusion

There are currently no sequentially preferable sites available in lower flood risk areas for the proposed development site located to the West of Crookthorne Byre, Brookpit Lane. It is concluded that the proposal site is appropriate for the proposed residential development and therefore passes the Sequential Test in accordance with the NPPF guidelines.

Appendix A Site Location Maps

Appendix B Existing Site and Proposed Plans

Appendix C Environment Agency's Flood Maps

Appendix D SFRA Flood Maps

Appendix E Council's HELAA Report

Appendix F Assessment of HELAA Sites

Appendix G Correspondences with Land Agents

Appendix H Correspondence with Local Authority

Appendix I Online Database Search