

**REGULATION 24 STATEMENT
TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT)
REGULATIONS 2017**

Application Ref: FP/274/21/OUT

Site Address

Bognor Regis Golf Club
Downview Road
Felpham
PO22 8JD

Description of application

Outline planning application with all matters reserved, except means of access, for the erection of up to 480 new homes (C3), the formation of a new means of access onto Golf Links Road, together with the creation of new surface water drainage, new landscaping and habitat creation, ground works and other infrastructure and the retention and re-purposing of the retained club house (F2). This site also lies within the parish of Yapton, affects a Public Right of Way and is a Departure from the Development Plan. This application is subject to an Environmental Statement.

(i) Having considered all the relevant environmental information the above application has been refused.

(ii) The main reasons and considerations on which the decision was based were:

- That the development fell within flood zones 2 and 3a and an appropriate sequential test had not been undertaken; and
- Recent flooding events on site have demonstrated that the modelling work undertaken in support of the application does not reflect the extent of flooding on site. Therefore, the development has failed to adequately demonstrate that the development would not increase the risks of flooding on-site and elsewhere.

More information is available within the committee report which can be viewed on the Council's website.

(iii) Any challenge against the decision must be made as a claim for Judicial Review, which is dealt with by the Administrative Court. Challenges need to be made on the correct forms which can be obtained from www.justice.gov.uk.

Group Head of Planning
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton

Case Officer: Jonathan Lee

Decision Issued: 15th February 2024

West Sussex BN17 5LF

Signed on behalf of Arun District Council:

A handwritten signature in black ink, consisting of stylized, cursive letters, followed by a period.



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