

Rustington Golf Centre
Golfers Lane, Angmering. West Sussex, BN16 4NB

Planning Summary and Design and Access Statement for proposed new
Net Adventure Area at Rustington Golf Centre

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Site and Existing Facilities

The Rustington Golf Centre is situated to the north of the A259 dual carriageway which runs from Littlehampton towards Worthing. The Centre of Littlehampton is 4.8 Kilometres from the site and centre of Rustington 1.66 kilometres away.

The golf centre facilities are long established and there have been a number of planning applications over the last 12 years relating to developing the leisure facilities on the site.

The existing golf facilities consist of:-

Golf:

- 18 hole golf course
- 9 hole golf course
- 3 hole academy course
- 18 hole putting green
- 30 bay floodlight driving range
- Mini adventure golf course
- Golf shop operated by American golf
- Associated reception, coffee area, toilets etc.
- Coaching facilities by Cranfield Golf Academy
- Greenkeepers building with associated yard and facilities

Leisure:

The Existing leisure facilities on the site are:-

The Lanes Health Club with gymnasium, swimming and spa together with café lounge and ancillary facilities.

Out of Bounds activity building with:-

- 12 lane ten pin bowling alley
- Clip and Climb arena
- Multilevel soft play zone
- Associated refreshment area and toilets

Access:

The site has access from the existing roundabout on the A279 carriageway. The road leading to the facilities from the roundabout is Golfers Lane. The car park serving the development has 343 existing car spaces including disabled spaces.

The Proposals:

The new proposals are to create a Net Adventure area on land adjacent to the Out of Bounds building.

The site area is approximately 0.12 Hectares and is a relatively flat, neatly mown vacant site.

The Out of Bounds building is directly to the west of the site, the existing car park to the south, the existing service road and green keeping building and yard to the east and the golf course to the north. There are no trees or bushes on the site.

The outdoor Net Adventure area will consist of a series of interconnecting net areas with inflatable balls, at different levels with ramps and chutes and walkaways to two timber tree houses. Details and images of the configuration are shown on the application drawings.

The nets will be supported by structure consisting of galvanised steel hollow section tubes. The nets will be in a variety of colours.

The equipment/apparatus will be supplied by Funcha who are a market leader in this type of development and who have carried out similar projects all over the world. Examples can be seen on their website: www.Funchaworld.com.

The Net Adventure will be surrounded by fencing as indicated on the application drawings. A new kiosk is proposed for ticket sales and for sale of refreshments. The position and details of the prefabricated kiosk are indicated on the application drawings. The area of the kiosk will be approximately 17m².

A new store is proposed attached to the Out of Bounds building. This will be single storey and constructed of brickwork to closely match existing building. The area of the store will be approximately 23m².

The surfacing materials will be as follows:

Block paving for the area around the kiosk/entrance area.

Existing paving flags around the new store and a mixture of grass and child friendly surfacing to the adventure area and seating. (green rubber crumb or similar)

Design:

The steel framework will allow the diameter of vertical and horizontal members to be as slim as possible to keep the structure as transparent as possible. The maximum height of vertical sections will be 11.5m. The galvanised steel will keep maintenance to a minimum

The layout of the equipment and nets has been arranged to get the best views from the higher nets and tree houses and so that the entrance ramp area is at the southern side of the site. The seating area has been positioned so it is away from the car park area.

Economic Statement:

The proposals involves substantial investment in the site in order to extend the existing leisure operation and facilities. It is anticipated that the development will create 4 new full time jobs for staff to operate and manage the site.

The operation hours will be 9am until 6pm (daylight hours permitting) and this will be for 7 days a week.

Planning Statement:

A proposal for a new nursery/crèche building on this site was approved by Arun District Council in January 2017 (application No: A/77/16/PL).

The new proposals will compliment and extend the existing leisure facilities and give more variety which will hopefully attract more visitors to the area.

The adopted Local Plan states that the object is to “promote strong well integrated and cohesive community facilities and a safe environment which delivers on enhanced quality of life for all”

Both National and Local Planning Policy encourages outdoor activity/recreation.

The proposal will add outdoor facilities which will complement the indoor activities to give visitors a great choice regardless of weather conditions.

Application No: A/77/16/PL was supported by an ecology report which did not identify any issues to restrict development of the site.

The site has been carefully maintained and ‘close mown’ so the situation is no different from when this report was prepared.

Robert West Engineers prepared a flood risk assessment for application No: A/77/16/PL which illustrated that this site is in Flood risk Zone 1 (low risk) and development would not increase flood risk on or off site. The proposals include SUD’s ‘friendly’ surface materials as described above.

Parking:

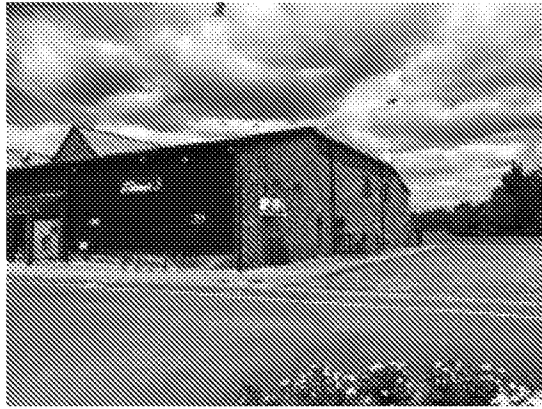
Visitors to the Net Adventure area will utilise the existing 343 car space car park. It is expected that there will be a balance of use of outdoor activities and indoor depending on weather conditions so no additional spaces are proposed.

There are 5 existing cycle parking ‘Sheffield’ stands on the SE corner of the Out of Bounds building – see photographs below.

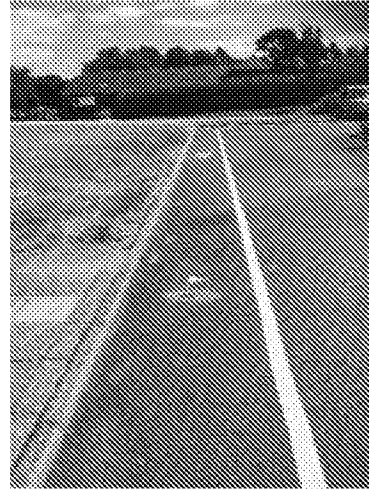
Any refuse from visitors will be deposited in waste bins inside the fenced area. This will be collected by staff as required and transported to the existing Out of Bounds refuse containers for collection.

Site Photographs

View looking North showing existing Out of Bounds building



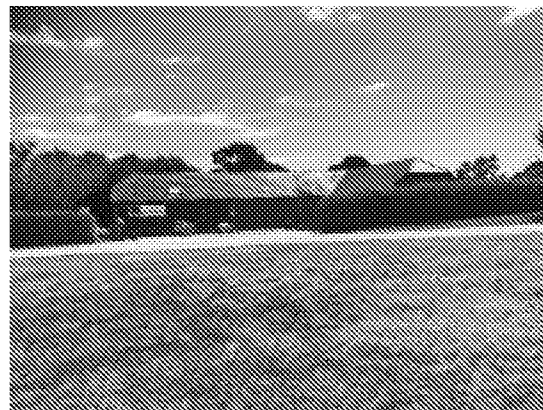
View looking East towards Greenkeeping building



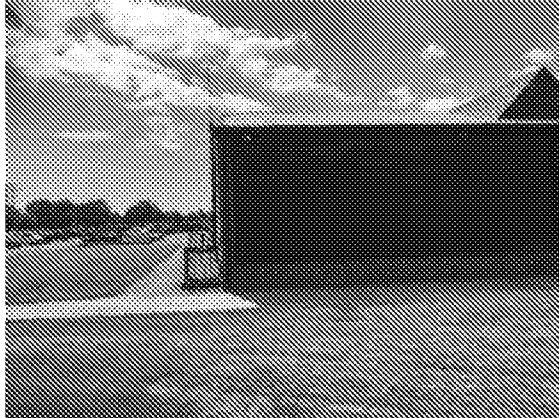
View of site looking East where proposed seating will be situated



View East towards Greenkeeping building and yard



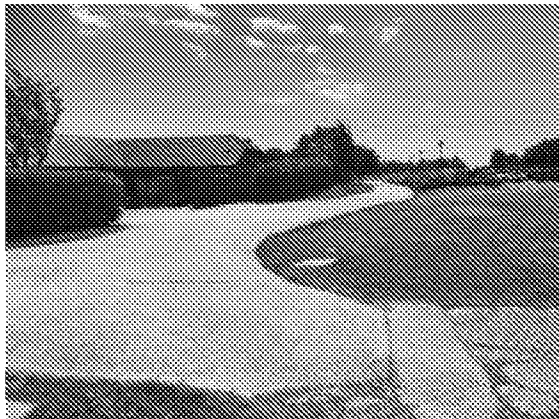
View looking South towards car park



View looking West towards Out of Bounds building



View south towards car park, showing service road and Green keeping building



View West showing existing car park

