

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

Planning Summary and Design and Access Statement for proposed new
Outdoor Climbing 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 new outdoor climbing area close to the existing Out of bounds building which houses existing clip and climb facilities.

The site is approximately 0.74 hectares and is relatively flat. The majority of the site is currently part of the existing car park with tarmac surfacing.

The proposed climbing site is at the eastern edge of the existing car park. There is a vacant grassed area to the north, service yard and green keeping facilities to the east and remainder of car park to the west and south.

The climbing area will have various pieces of climbing equipment within a 15m x 15m zone. The equipment/apparatus will be supplied by Clip n' Climb International who have provided for hundreds of climbing sites worldwide. Proposed images are included with the application.

The climbing area will be surrounded by fencing as indicated on the application drawings. Two fabricated buildings will be required. One to supply tickets for entry and also refreshments and the other is a 'briefing room' to give customers the instructions required to use the facilities safely.

Each building is approximately 17sqm. Detailed arrangements are shown on the application plans.

New car spaces are proposed – see more information below.

The surfacing within the climbing area will be a combination of block paving and 'friendly' surfaces such as green 'rubber crumb'.

Design:

The equipment will be laid out within a square area with protective fencing. This has been kept to a relatively small area to minimise loss of car spaces.

There will be some seating associated with refreshments which will be available from the proposed kiosk.

The maximum height of the equipment is 12m. The highest parts have been located to give the best views.

Economic Statement:

The proposals involves substantial investment in the site in order to extend the existing leisure 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:

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 new outdoor climbing facilities which will complement the existing indoor facilities in the 'Out of Bounds' building to give visitors a great choice regardless of weather conditions.

The site is currently almost all existing tarmac car parking and circulation and therefore no issues are expected regarding ecology/biodiversity.

Robert West Engineers prepared a flood risk assessment for a previous application at this location (application No: A/77/16/PL) which indicated that this site is in Flood risk Zone 1 (low risk) and that the development would not increase flood risk either on or off site.

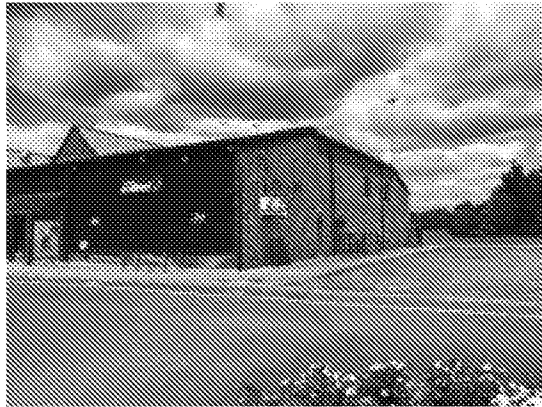
New car spaces are proposed which are shown draining to soakaways. Because the proposed climbing area means the loss of 27 existing car spaces the proposals are to create a further 58 new car spaces at the southern edge of the existing car park. This will give a net gain of 31 car spaces. The new area of parking is approximately 0.76 hectares.

There are 5 existing cycle parking 'Sheffield' stands on the south east corner of the Out of Bounds building which can also be used for visitors for this proposal (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

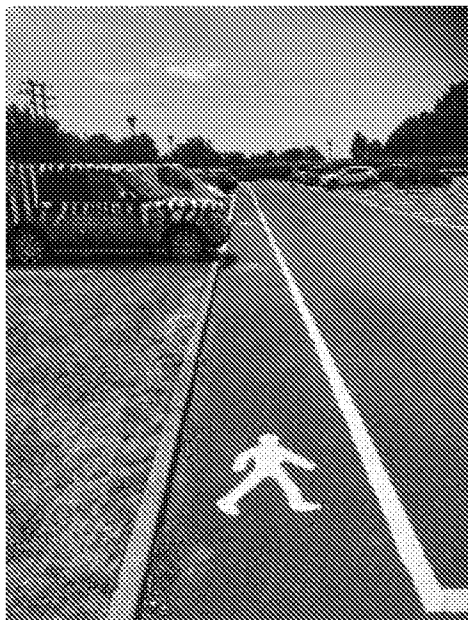
View looking towards Northwest showing
Out of Bounds building and Cycle stands



View looking East



View looking South



View looking West

