

**Proposed Development at Rustington Golf Centre
Golfers Lane, Angmering. West Sussex, BN16 4NB**

Design and Access Statement

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1.0 Introduction

- 1.1 This document has been prepared to support the Planning Application for a proposed new Retail Unit at Rustington Golf Centre.
- 1.2 The proposed retail unit includes provision of a new service road and staff and customer parking

2.0 Existing Facilities

- 2.1 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.
- 2.2 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.
- 2.3 The existing golf facilities consist of:-
 - 18 hole golf course
 - 9 hole golf course
 - 3 hole academy course
 - 18 hole putting green
 - 36 bay driving range
 - Miniature 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
- 2.4 The Existing leisure facilities on the site are:-

Virgin Active 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
 - A 346 capacity car park with disabled spaces and dedicated access road (golfers Lane) from the existing roundabout on the A259.
- 2.5 Planning Consent reference A/77/16/PL was granted in January 2017 for a leisure development consisting of 9 No. 5 a side pitches, trampoline / laser tag centre, hotel, pub/restaurant, forest adventure kiosk, nursery, substation and associated infrastructure and car parking.

3.0 The Proposed Development Site

- 3.1 The proposed retail development is proposed on part of the Rustington Golf Centre complex.
- 3.2 The site for the proposed retail unit, car parking and service road are located on land which is currently used as the 3 Hole Academy golf course. This facility is very much under used and not viable. The land is bounded to the South by a post and rail fence and tree planting separating the site from the A259.
The East of the land is bounded by the existing band of mature Monterey Pines and the North is the Laurel hedge and existing car park.
The West side of the site is open to the existing golf course. A topographic survey has been carried out for this area and forms part of the planning submission.
The site is almost flat with a very gentle slope from East to West.

4.0 Site Constraints

- 4.1 There is an existing 12 inch gas main which runs inside the southern boundary of the proposed development site. Discussions have taken place with Southern Gas Networks and there is a 10 metre easement which applies to the main. The position of the main and easement are indicated on the site layout which forms part of the planning application submission drawings.
No new planting is propose within the easement.
- 4.2 There are existing pylons and overhead power lines which pass through the proposed development site. The line of the overhead power cables and position of pylons are indicated on the site layout which forms part of the planning application submission drawings.
Discussions have taken place with UK Power Networks regarding the distance of proposed buildings and planting in the vicinity of this apparatus.
- 4.3 There is only one access road into Rustington Golf Centre Site and this is proposed to also serve the new development. This access is via the roundabout from the A259 to the South East of the site. Some improvements are required at the entrance to the site to improve traffic flow. These measures were highlighted in the report by Motion, the traffic consultants, which forms part of the planning application Ref A/77/16/PL which was approved in January 2017 and detailed in the signed Section 106 Agreement. Some further slight improvements are also proposed as part of this application which are described in the traffic consultants submission
- 4.4 In order to avoid any flood risk from the new proposed development measures have been incorporated to comply with planning requirements of NPPF. These are dealt with in detail in the Flood Risk Assessment prepared by Robert West, Drainage and Flood Consultants, which formed part of this planning application submission.
- 4.5 There are existing trees on the proposed development site, (some mature) acting as constraints to the proposed scheme.
The majority of the trees are retained and supplemented in the proposed development layout.
A tree survey and aboricultural report was carried out by Hayden's Aboricultural Consultants which formed part of the planning application approved in January 2017. This report is still valid and it has been updated to take account of the new Retail Unit proposals and service road. An ecology report was also prepared for the same application by Betts Ecology which is still valid.

5.0 Site Surroundings and Character

- 5.1 The proposed development site is part of and within the boundaries of the Rustington Golf Course Complex and is 'rural' in nature, but intensively managed as a 3-Hole academy course. It is mainly mown grass with some artificial mounding for trees and greens and bunkers. It is outside the defined built up area boundary. There are clusters of trees and shrubs scattered through the site and a narrow woodland of mature Monterey Pines to the eastern boundary.
- 5.2 The 18 Hole Course is of similar character. Set back from the A259 boundary to the site are existing leisure buildings. These are a mixture of styles with low construction to the driving range and higher construction for the Virgin Active Health Club and Out of bounds Centre.
- 5.3 The materials used on the existing buildings are a mixture of brick and timber cladding to walls and slate and metal sheeting to roofs. Doors and windows are aluminium framed.
- 5.4 The existing car park is tarmac construction with shrub planting and lighting. The access road into the site is concrete construction.
- 5.5 The boundaries to the site are generally post and 4 rail timber fences or Laurel hedges and tree planting.
- 5.6 Directly South of the site on the opposite side of the A259 is a strip of land with consent for a car showroom, retail units and a public house. Work is currently on site for part of this development.
On the South side of the A259 to the East of the roundabout and entrance to Rustington Golf Centre is an existing retail park with Sainsbury's, Pets at Home and Dunelm.
- 5.7 The land to the East of Rustington Golf Centre (and on the right when entering the site) is agricultural land. The land to the North of the Miniature Golf course and also the North of some of the agricultural land is residential use.
- 5.8 The rest of the Rustington golf Centre is edged with open fields/countryside.
- 5.9 An archaeological search was carried out with West Sussex County Council and documentation submitted as part of the Leisure Development application Ref A/77/16/PL. There have been no changes since this submission.

6.0 Areas of proposed building and Facilities

- 6.1 The Pub / Restaurant was approved under application A/77/16/PL

The proposed service road will now serve this building as shown on the submission drawings.
- 6.2 The Hotel was approved under application A/77/16/PL

The proposed service road will now serve this development and car parking is slightly amended as shown on the site layout drawing.
- 6.3 The Trampoline Centre was approved under application A/77/16/PL

A new refuse enclosure is proposed to the south of the building together with new staff parking as indicated on the submission plans.

6.4 New Retail Unit

The new proposed retail unit is to be located to the west of the row of Monterey pines and where the football building and 5 a-side pitches were situated under planning application A/77/16/PL. The proposed gross internal floor area including mezzanine will be 3,807m². (GEA 3,876m²) The building has the same footprint as the trampoline building.

7.0 Operating Hours

7.1 Retail Unit

It is anticipated that the opening times will be 9am to 8 pm Monday to Friday 9am to 6pm Saturdays and bank holidays and a six hour trading on Sundays in a period 9am to 6pm.

8.0 Economic Statement

- 8.1 The proposed development for the Retail Unit together with the Leisure facilities approved under application A/77/16/PL will involve substantial investment by Rustington Golf Centre to extend its existing operation and facilities. It is considered necessary to implement these proposals to ensure the long term future of the site. By extending the facilities it will offer a diverse range of facilities in one location and the new proposals will compliment, benefit and help to support the existing activities on the site.
- 8.2 The proposals, once completed will result in a major attraction for local people and tourists / visitors and provide significant economic benefits for the whole area. The attraction of additional visitors will have spin offs for other local businesses. The leisure facilities previously approved will also promote healthy lifestyles.
- 8.3 The development will involve the creation of new employment. It is anticipated that the following staffing would be required for the new proposed retail unit:

16 full time staff and 34 part time staff.

9.0 Design

- 9.1 The aim for the design of this development is to create a high quality contemporary design which will complement the existing buildings and facilities, whilst minimising the impact on the character of the site.
- 9.2 There is no doubt that the development will change the character and open appearance of the site. It is considered that this will be mitigated by setting the buildings and facilities back from the boundaries and with provision of careful consideration design and massing as well as introducing new screen planting and landscaping to complement existing.

9.3 Site Layout

- The design and positioning of the various elements of the scheme has been carefully considered and the rationale behind the proposals is as follows:
- There is one access road into the site leading to the existing car park. The proposed access into the new main development is formed by provision of a new roundabout at the nearest point to the new site and almost central to the existing leisure building.

- The new car park area has been organised in a linear layout and positioned where it can serve all the new proposed facilities and so there is the opportunity for 'overspill' car parking in either direction for new and existing buildings.
- The proposed buildings cannot safely be positioned too near to the overhead power lines so this space has been utilised for car parking.
The car parking in this location means that it is screened from the dual carriageway by the new buildings and this is also the case with the existing car park.
- The proposed staff car parking and refuse enclosure will also be screened to some degree by the existing and proposed planting.
- The existing perimeter tree planting and gas main easement are retained.
The easement band and existing tree planting together with the new tree planting will mean that the visual impact of the development from the A259 dual carriageway is reduced to a minimum.
The existing tree planting along the Southern boundary averages between 7 and 9 metres high and at its highest point the site is around 1m above the A259 level.
The proposed building is approximately 7.5m high, so the screening should be effective. This proposed is less than the overall height of some of the existing leisure buildings.
There is a balance between screening the development and allowing some views through the planting to enable visitors to see the development and to be enticed into using the facilities.
The existing gap in the planting is proposed to be maintained to allow limited views through to the new building.
- The layout of the site and the proposed buildings will enable visitors to see and identify the new building as soon as they enter the development site from the new roundabout.
- The Retail Unit will be one of the two largest buildings proposed. It is the same footprint as the adjacent trampoline building approved under A77/16/PL.
A hard surfaced 'square' is proposed between the trampoline building and the Retail Unit into the 'square' where the bar / café facilities of the Trampoline building can spill. This outdoor space with new planting will give a subtle transition between the two buildings
- The siting of the proposed Retail Unit is an efficient use of the space but at the same time give adequate space between and around the building so that the overall impression is not cramped or overdeveloped.
- The proposed service road means that delivery vehicles are separated from customers parking areas so that they can access the proposed buildings safely.

9.4 Appearance

- The intentions of the design for the new facilities approved under A77/16/PL and new Retail Unit are to create a high quality co-hesive design with good quality materials.
These proposed buildings are all 7.5m high or less
The common use of the laminated timber frame, cladding and glazing system will give a consistency across the development.
Timber is a sustainable material and its use fits well in this open countryside location to give a mellow as well as complimentary appearance.
The use of good quality aluminium door and glazing system is also proposed to give a slick appearance.
The timber frame detail articulates the larger buildings and at the same time giving interesting shadow lines to the elevations.

9.5 Lighting

- The new car park will have new lighting which will be similar to the existing car park and involve columns and lights on timers.
- The Retail Unit building may also have additional local amenity or security lighting.
- None of the above lighting will have any impact on neighbour amenity.

10.0 Access

- 10.1 All access to the site is via Golfers Lane and the existing roundabout on the A259 dual carriageway at the South East entrance of the Rustington Golf Centre complex.
- 10.2 Improvements proposed to this access were approved under consent A77/16/PL and these were covered in detail in the Transport Consultants submission but the report illustrates that the traffic expected to be generated by the new development will not cause any issues. Further slight improvements are proposed in the current Traffic consultant's submission.
- 10.3 Vehicle, cycle and pedestrian traffic will enter and leave the site by the main access.
- 10.4 Traffic movements and parking provisions are also dealt with in detail in the latest Transport Consultants submission. This illustrates that the provision of new car park when coupled with existing will be sufficient to cater for the new development proposals.
The car park makes provision for disabled visitors. These car spaces are located close to individual building entrances.
- 10.5 Pavements and hard surfaced areas are indicated on the submission plans. This will allow easy movement to and from and between the proposed buildings. Drop kerbs will be provided to allow access for all from car parking area to pavements.
- 10.6 The building proposed will have level access and will have lift provision to the mezzanine to allow access for all.
- 10.7 Two Cycle storage areas are indicated on the submission plans. These are covered and offer stands where cycles can be secured in a visible location.
- 10.8 Refuse areas are indicated for the Retail Unit and trampoline building to the South side of the buildings.
Recycling facilities will be provided to each refuse store and access for the refuse vehicles will be via the proposed service road.

11.0 Photographs

1. Monterey Pines looking West



2. Car Park access road and laurel hedge looking East



3. Car Park and Out of Bounds Building



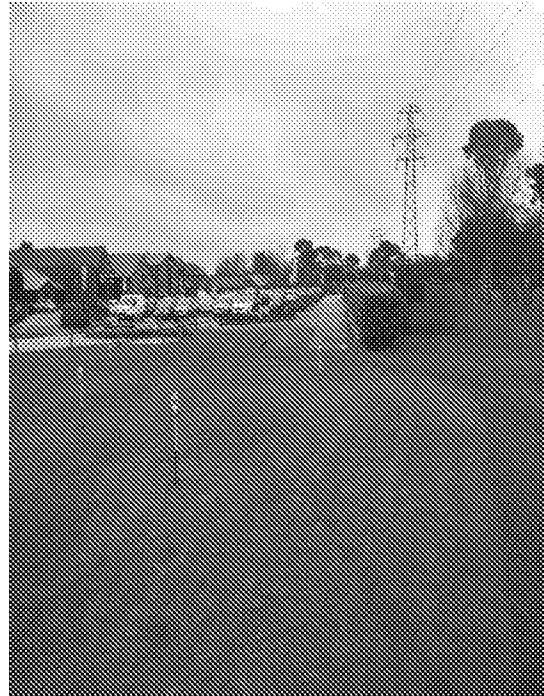
4. Car Park and Virgin Active entrance



5. Car Park and Golf entrance



6. Putting Green, Car Park and Laurel hedge



7. Putting Green Car Park and Monterey Pines



8. Existing Driving Range and Car Park



9. View from Car Park looking South down line of Monterey Pines



10. Overhead Power Lines and Pylon



11. Existing tree planting along boundary to A259 and post and rail fence



12. View towards existing Leisure Buildings with Monterey Pines from South Boundary – Site for Proposed Retail and Service Road



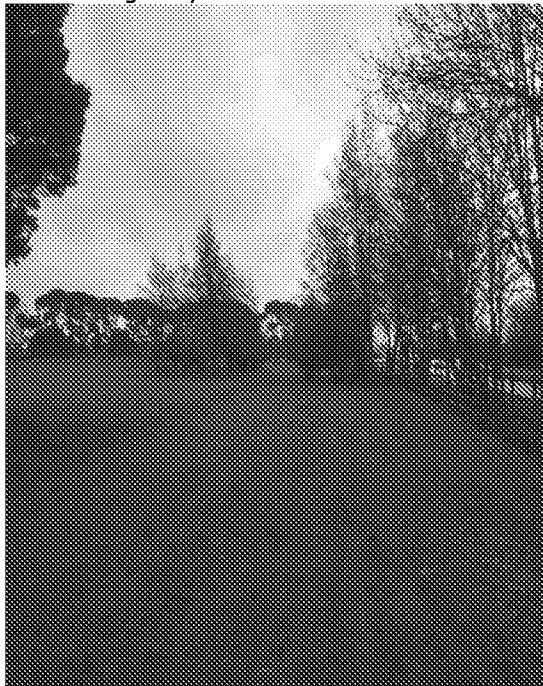
13. View along Southern boundary with A259 and Planting



14. View along Southern boundary with A259 and development opposite



15. View of Length of site with Monterey Pines in background and A259 dual carriageway



16. View from Pylon looking East



17. View of 1st tee to 18 Hole Course looking East



18. View looking South a long line of Monterey Pines

