

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

*Planning Summary
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- 1.0 The Rustington Golf Centre is located to the north of the A259 dual carriageway and is an existing leisure complex which includes a golf centre, Virgin Active Leisure Centre and an Out of Bounds Family Activity Centre. The Site is currently served by 346 car parking spaces and is accessed via Golfers Lane, from a roundabout off the A259. Residential properties lie beyond the site to the east. The surrounding area is rural in character and is outside of the existing built-up area and lies within fluvial Flood Risk Zone 1.
- 1.1 Rustington Golf Centre Ltd is proposing to construct a new Retail Unit, Car Parking and Service Road alongside the leisure facilities comprising of a 63 Bed Hotel, a Pub/Restaurant, an Indoor Trampoline and Laser Tag Centre, a Forest Adventurer kiosk and a Nursery/Crèche with associated infrastructure, car parking and landscaping which were approved in January 2017 ref A/77/16/PL. These new facilities will enhance the overall leisure offer at Rustington Golf Centre.
- 1.2 The proposed development will be within the boundaries of the Rustington Centre. The development will take place on land currently used as a 3 Hole Academy Course located to the north of the A259. The application site area extends to 3.45 hectares.
- 1.3 The Retail Unit will be ground floor with additional mezzanine space. The overall height will be approximately 7.5m high. The proposal will also include hard standing for car parking and plus service road. as well as hard and soft landscaping and other infrastructure.
- 1.4 The site is located in a rural location outside of a settlement boundary. It borders a 'Biodiversity Opportunity Area' and is within the 'Angmering Coastal Plain' area. The site is not located within any of the sensitive areas such as National Parks and Areas of Outstanding Natural Beauty.
- 1.5 While the site lies in a countryside location and is outside of the defined built-up area boundary, it fronts onto the A259 dual-carriageway and is currently being used as a 3 Hole Academy Golf Course. It is also an out of centre location and a Retail Impact assessment has been undertaken to assess the proposals which are defined as main town centre uses in the NPPF. This assessment forms part of the planning submission.
- 1.6 The proposed site represents an extension to the existing facilities at the Rustington Golf Centre and will provide a range and choice of facilities, as well as creating additional job opportunities for local people.
- 1.7 The site currently has 346 car parking spaces, and a further 278 car parking spaces are proposed. This will provide adequate car parking for the development. A transport assessment, parking plan and travel plan have been undertaken and form part of this planning submission.

- 1.8 The overall proposed development with change the appearance and character of this area, however any visual impact will be reduced and mitigated by quality of development proposed and the presence of trees, hedges and other vegetation along the site boundary, where additional trees will be planted. The proposal will result in the requirement for several small groups of trees to be removed, although it is considered that this removal would have a negligible impact on the visual amenity and new planting with native species would be undertaken to mitigate for any losses. A tree survey and arboricultural report formed part of the original planning submission and the report is still valid for these current proposals. The proposed development is located within the established boundary of the existing Golf Centre and will not result in the loss of agricultural land or incursion into the countryside.
The nearest residential properties to the site are well over 20 metres away and the proposals are not considered to result in any adverse impacts on the nearest residential properties by way of light pollution, noise or air quality.
- 1.9 The development will be designed to make the most efficient use of natural resources, both during construction and when operational and will incorporate measures to reduce energy consumption and emissions. The proposed development will have no significant adverse effects on natural resources. The site is located in Flood Risk Zone 1, an area of low possibility of flooding from rivers. The proposals will ensure that the proposed development does not result in an increase in the risk of flooding through the use of appropriate sustainable drainage and attenuation. A Flood Risk Assessment and Drainage Strategy/Statement forms part of the planning submission.
- 1.10 The production of any waste will be of a nature that would be expected from such a facility. Waste and recycling facilities will be provided and waste production will be carefully managed during the construction period to minimise waste going to landfill.
- 1.11 Overall, it is considered that the proposed development represents a natural extension to the existing facilities available at the Rustington Golf Centre and any adverse impacts will be mitigated and are not considered to have more than local effects.
- 1.12 The site is not within or adjacent to any environmental designations, although it is noted that land adjacent to the Site is designated as a Biodiversity Opportunity Area and falls within the Angmering Coastal Plain area. The site is currently formed of a flat, grass area used as a 3-Hole Academy Golf course. The proposals are not expected to have net adverse impacts on any environmentally sensitive sites and will not have any significant impact upon natural resources or place pressure upon the regenerative capacity of natural resources in the area. A Biodiversity/Ecology report was undertaken and formed part of the original planning submission. The conclusions are still valid for these proposals.
- 1.13 The proposals are considered to be acceptable in regard to each of the relevant policies that are consistent with the NPPF, for providing high quality and sustainable forms of development with efficient use of land that will not cause harm to amenity or cause significant traffic impact.
The proposals enable a local business to grow its operations on its own land, increase jobs and create more excellent sustainable facilities.

This summary should be read with the Retail Assessment prepared by RPS Cgms Reference JLC21508 April 2017 which describes in detail the relevant Planning Policies regarding the proposed retail unit and how these policies have been addressed. The Retail Assessment forms part of this Planning Application submission.

