

Design, Access and Planning Statement

Proposed Fitness Course, Rookery Farm.

Site context

The application site is located at the northeast limits of the built up area of Bognor Regis. The site, which has been unused for several years, was last used for the growing of willow for biomass heating. This use began more than 20 years ago and ceased due to lack of need/viability.

Proposal

The proposal is for the provision of an outdoor fitness course which includes climbing walls and various obstacles, located on the western side of the site. The course will be used by the applicant and his family and will also be hired out to individuals and small groups. For instance it is to be used by a personal trainer and will be available to small groups of supervised children or adults. It could also be used for CCF and DoE training, prior to field trips.

It is not proposed to provide any vehicular access to users, although parking is available outside the Rookery Farm Shop on the north side of the road. Otherwise access is on foot either via Flansham Lane or Worms Lane.

Social/economic context and planning context

The scheme will provide a unique sporting facility for small groups and individuals. If it is popular the idea is to find a larger site to provide a more comprehensive facility to serve the local community. The project is not being undertaken for economic reasons. It is purely to provide a type of outdoor fitness training that is not available locally.

The National Planning Policy Framework actively encourages the provision of recreational and sports facilities to benefit local communities. It advises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Policies and decisions should support community facilities which contribute to the well-being of communities.

At local level the local plan has no policies which deal specifically with new recreational facilities such as that proposed. Any proposals need to be assessed on their individual merits and in light of the NPPF.

Evaluation

Constraints

Location outside the defined built up area boundary

Opportunities

Location on the edge of the built up area boundary

To provide a recreational/sports facility for the local community which does not involve any new buildings

To improve the health of the local community.

To put a redundant parcel of land to good use.

Design principles

This is a low key outdoor facility which blends in appropriately with its well wooded setting.

Amount of development

The development involves fitness obstacles designed to form a short course in a rural environment.

Layout

A simple circuit of fitness obstacles.

Scale

This is an extremely modest proposal, which is low key and which will not affect the appearance of the site or the living conditions of local residents. No more than 10 people can be on the equipment at any one time and for the vast majority of the time it would be just one or two people.

There will be no lighting on site and it will only be used between the following hours:

October 1st to April 1st

Monday to Friday - 8am and 6pm

Saturday - 9am - 5pm

Sunday - 10am - 5pm

April 1st - October 1st

Monday to Friday - 8am and 8pm

Saturday - 9am - 6pm

Sunday - 10am - 5pm

Noise

The equipment will be sited in the northern part of the site, adjacent to the busy A259 and alongside a commercial site to the west. If desired further shrub planting could be undertaken along the southern boundary and this could be controlled through condition.

Appearance

See above.

Access

Access is restricted to pedestrians or cyclists on the site. There is an existing car park at Rookery farm on the north side of the A259 for those who travel by vehicle.

The assault course will be available to disabled groups.

Flood Risk Assessment

The site is not located within an area at risk of flooding and the proposal will not increase the risk of flooding elsewhere.