



APPLICATIONS & APPEALS SERVICES

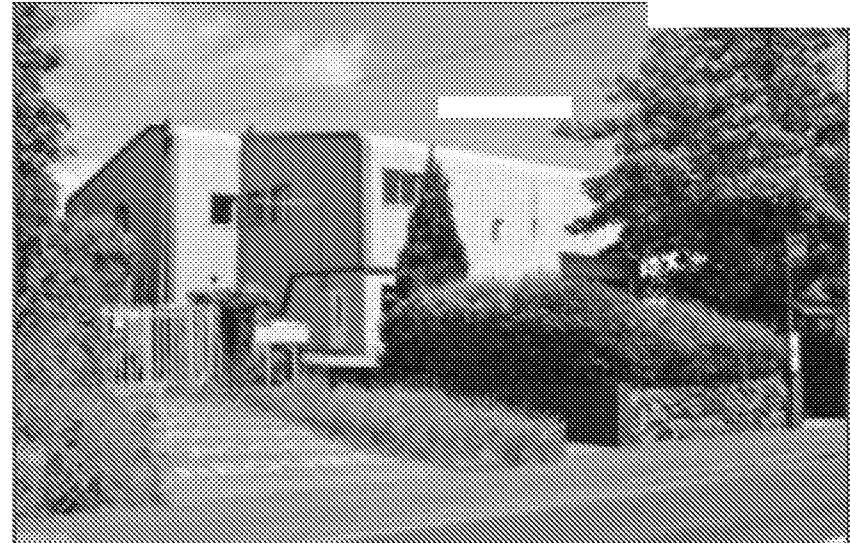
**AMBULANCE STATION, CHICHESTER ROAD,
BOGNOR REGIS**

**CHANGE OF USE FROM FORMER AMBULANCE
STATION (SUI GENERIS) TO GYMNASTICS CLUB
(D2).**

**SUPPORTING PLANNING, DESIGN
AND ACCESS STATEMENT**

NJA/18/216

OCTOBER 2018



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- Appendix NJA/1 – The Academy of Gym (TAG) statement/testimonial
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1.0 INTRODUCTION & BACKGROUND

1.2 Planning permission is sought for the change of use of the former ambulance station, Chichester Road, Bognor, to provide a D2 (assembly and leisure) gymnastics club.

1.3 This Supporting Statement addresses the design and access issues as well as relevant planning policy, having regard to the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) Order 2010. The details of the proposals will be described and appraised having regard to the following aspects:

- **Physical Context** – explains the physical context of the site and its surroundings;
- **Planning Context** – the planning history of the site and broad policy requirements;
- **Use** – the purpose of the proposed development;
- **Amount** – the extent of development on the site;
- **Scale** – the physical size of the development;
- **Layout** – the relationship of the proposed development to neighbouring properties;

- **Appearance** – impact upon the visual amenities of the area;
- **Landscape** – impact of the proposal on the existing landscape;
- **Access** – access to the development and parking provision.

1.4 The Council is requested to consider this Statement alongside the submitted plans and this demonstration that the proposed development accords with the relevant planning policies and is acceptable in all respects. It is hoped that the Council will support the proposal and grant Planning Permission.

Figure 2: extract from Local Plan Policy Map 3



Figure 3: Street scene view



Figure 4: Front entrance and parking



Figure 6:

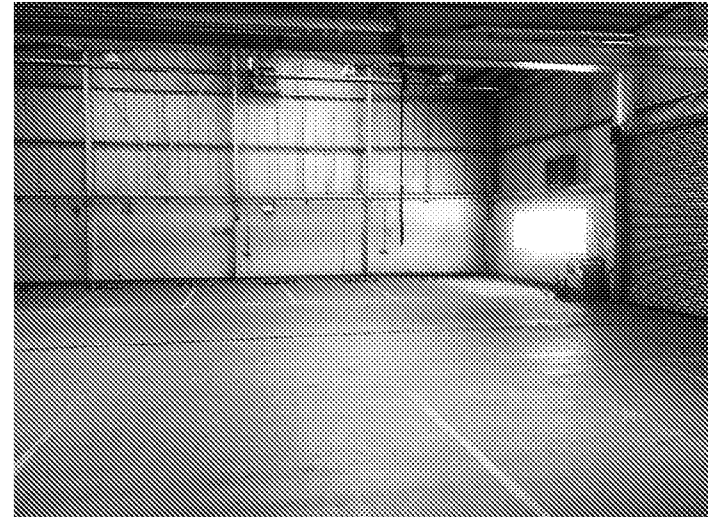


Figure 5 and 6: Internal layout of ground floor of unit



3.0 PLANNING HISTORY

3.1 An online search of the Arun District Council planning register reveals the following most relevant planning history:

- BR/312/16/PL – Change of use to Business (B1) or Storage and Distribution (B8). Approved 2 August 2016.
- BR226/97 – Demolish existing ambulance station and rebuild new. Approved 21 November 1997.

3.2 Although planning permission exists for change of use to B1/B8 it is understood that the lawful use remains Sui Generis as the former ambulance station in connection with the Bognor Regis War Memorial Hospital. The site has been vacant since later 2016.

4.0 PLANNING POLICY CONTEXT

National Planning Policy Framework (NPPF)

4.1 The NPPF sets out the Government's key objectives for the planning system within which priority has been given to economic recovery. At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development (paragraph 14).

4.2 The NPPF (paragraph 7) sets out the following three dimensions of sustainable development, whilst paragraph 8 identifies that these should not be taken in isolation because they are mutually dependent:

- *'an economic role – contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*

- *a social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *an environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy'.*

4.3 Identified at paragraph 17 are 'Core planning principles' which identify the overarching roles that the planning system ought to play, and should underpin decision-taking. Of those 12 principles planning should support thriving rural communities and:

- *'...support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient*

community and cultural facilities and services to meet local needs.’ And;

- 4.5 Within Chapter 8 ‘*Promoting healthy communities*’ paragraphs 69 and 70 highlight the important role the planning system plays in facilitating and creating healthy communities and to deliver the facilities and services the communities need, planning positively for the provision of sports venues.
- 4.6 Paragraph 73 notes that access to and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- 4.7 Paragraph 56 states that the Government attaches great importance to the design of the built environment and good design is a key aspect of sustainable development. Paragraph 57 sets out that it is important to plan for the achievement of high quality and inclusive design for all developments.
- 4.8 In respect of car parking provision, paragraph 39 of the Framework states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and

opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.

- 4.9 The Framework addresses climate change with paragraph 93 recognising that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions and supporting the delivery of renewable and low carbon energy. Paragraph 98 recognises that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions.
- 4.10 Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils, by recognising the wider benefits of eco system services and by minimising impacts on biodiversity. This is continued within paragraph 118 which refers to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential harm, with encouragement

given to incorporating biodiversity enhancements in and around new development.

- 4.11 Consideration of the natural environment is continued within paragraph 118 which refers to biodiversity and states that local planning authorities should preserve and enhance biodiversity. It is also required that new development should adequately mitigate against any potential harm, with encouragement given to incorporating biodiversity enhancements in and around new development.

Local Planning Policy

- 4.12 At the time of writing this Statement, Local planning policy is set out in the recently adopted Arun District Local Plan 2011 – 2031 (adopted 18 July 2018).

Arun Local Plan 2011 - 2018

- 4.13 The relevant Local Plan policies to this development proposal comprise:
- Policy SD SP1: Sustainable Development
 - Policy SD SP1a: Strategic Approach

- Policy SD SP2: Built-up Area Boundary
- Policy EMP SP1: Strategic Economic Growth
- Policy RET SP1: Hierarchy of Town Centres
- Policy ECC SP2: Energy and Climate Change Mitigation
- Policy HWB SP1: Health and Wellbeing
- Policy T SP1: Transport and Development
- Policy T DM1: Sustainable Travel and Public Rights of Way
- Policy ENV DM5: Development and Biodiversity

- 4.14 Policy SD SP1 (Sustainable Development) states that the Council will take a positive and proactive approach to planning applications that reflects the presumption in favour of sustainable development.

- 4.15 Policy SD SP1a (Strategic Approach) promotes sustainable growth which supports Bognor Regis as the main service, retail and social centre.

- 4.16 Policy SD SP28 (Built-up Area Boundary) encourages and supports development within the Built-up Area Boundaries, subject to consideration against other policies in the Plan.

- 4.17 Policy EMP SP1 (Strategic Economic Growth) promotes the sustainable growth of the District's economy, including regeneration of the main town centres as the focus for leisure.
- 4.18 Policy RET SP1 (Hierarchy of Town Centres) supports and promotes Bognor Regis as one of the main focuses for development including leisure and the Council will positively welcome developments and initiatives aimed at the sustainable growth and social wellbeing of the town centres.
- 4.19 Policy ECC SP2 (Energy and Climate Change Mitigation) requires development, including change of use, to be energy efficient and demonstrate how they will achieve energy efficiency measures and incorporate renewable and low carbon energy supply systems.
- 4.20 Policy HWB SP1 (Health and Wellbeing) encourages development to maximise the impact it can make to promote healthy communities and reducing health inequalities by providing the necessary infrastructure to encourage physical exercise and health including sports facilities.
- 4.21 Policy T SP1 (Transport and Development) requires development to provide safe access, contributes to highway improvements and promotes sustainable transport.
- 4.22 Policy T DM1 (Sustainable Travel and Public Rights of Way) requires development to ensure ease of movement, prioritising safe pedestrian and cycle access and access to public and community transport.
- 4.23 Policy ENV DM5 (Development and Biodiversity) requires that development seeks to achieve a net gain in biodiversity and protect existing habitats on site along with incorporating elements of biodiversity including green walls, roofs, bats and bird boxes as well as landscape features minimising adverse impacts on existing habitats.
- Neighbourhood Planning*
- 4.27 Bognor Regis Neighbourhood Plan was 'Made' August 2015. There are no specific policies which are considered to be directly relevant to the application. However, the following Objectives are considered relevant:

- OBJECTIVE 2 - To enable and promote a broad array of amenities, local services and facilities. This includes all weather leisure and cultural facilities, shops, restaurants and cafes which encourage visitors and local people to stay longer, return regularly and reduce the need to travel to other places.
- OBJECTIVE 5 - To develop and promote a connected and attractive area-wide network of pleasant routes between places of interest for pedestrians, cyclists and motorists of all ages, abilities and means and by doing so support local people and visitors to engage regularly in healthy, affordable and environmentally friendly ways of getting about and being active during the day and after dark.
- OBJECTIVE 7 - To maximise positive direct and indirect social, economic and environmental impacts afforded by development, to make better use of underutilised properties and lands, particularly along the seafront and wider town centre. A more efficient use of land will have a range of positive impacts on access to local jobs, the range and quality of service provision as well as the

overall vitality of the town centre and the seafront during the day and in the evening hours.

5.0 DETAILS OF THE PROPOSAL: USE, AMOUNT & SCALE OF DEVELOPMENT

- 5.1 The proposal seeks to provide a single purpose-built fully equipped gymnastic facility for The Academy of Gym (TAG), a 'not for profit' community club, established in 2009. The Club currently provide classes to gymnasts in the local area, operating from a number of locations (Westergate, Bishop Luffa, Chidham, Portsmouth and Bognor Regis), sharing facilities, renting sports halls and school gymnasiums.
- 5.2 Space and time restrictions means that the classes the Club can currently offer are limited. The Club have therefore been searching in and around the Chichester area for a permanent base for some 5 years but are yet to secure a premises; full details on the Clubs search can be found within their testimonial appended to this statement (please refer to appendix 2)
- 5.3 As set out in the aforementioned Club's testimonial (please see appendix 2) the group promote health, fitness, fun and opportunity, currently offering recreational and competitive gymnastic classes for 150 members spanning an age range of

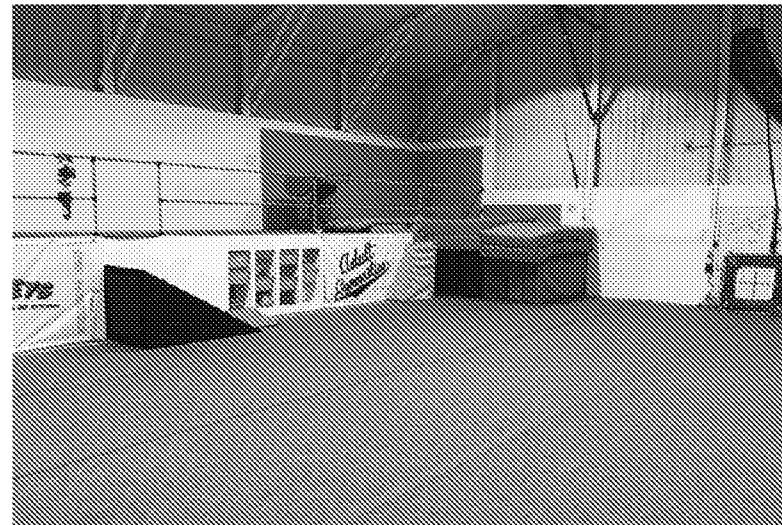
between 4 years up to young adults. Their staff are both voluntary and paid and the club currently has 12 coaches along with a group of committed and supportive volunteers and parents.

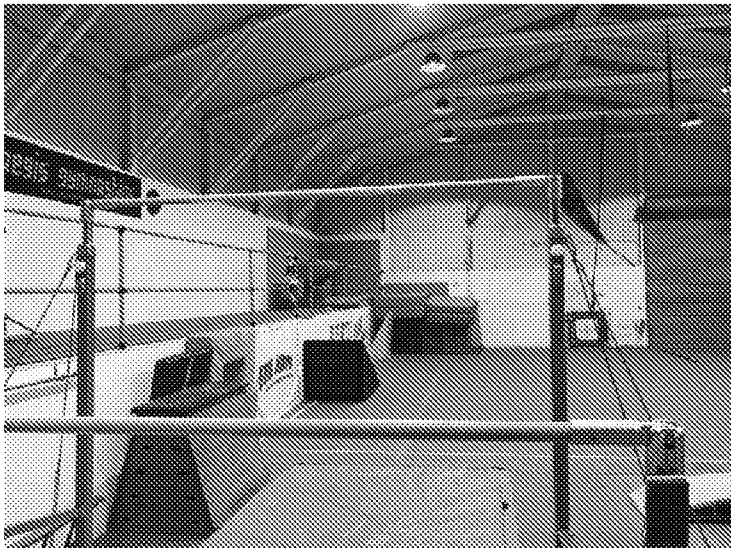
- 5.4 The Club currently has 232 members with a six month waiting list for new starters. Due to the challenges presented by the numerous spaces they currently operate from, the Club are currently only able to offer women's gymnastics and basic recreational gymnastics for girls and boys. A move to a permanent facility will enable the club to offer more gymnastic disciplines, such as pre-school, sports acrobatics and team gymnastics. It will allow them to increase their capacity to give opportunities to a wider audience, including over 50+ children and young adults they currently have on their waiting list.
- 5.5 TAG's aim for the future is to continue to grow and develop and to give children and adults from all backgrounds, abilities and disabilities the opportunity to experience and enjoy gymnastics. They are a passionate and forward thinking group of hard working and dedicated individuals who provide a much loved and well supported service which is being stifled by their lack of suitable premises.

5.6 Despite the challenges the Club have faced without a single permanent facility, they have achieved notable success with several TAG gymnasts being selected for the south-east regional squad. Currently they have 14 in the Sussex County squad and 4 have reached national finals representing the south-east region.

5.7 Without a permanent facility the TAG members are however unable to train under conditions comparable to those they are competing against. Such facilities include sprung floors, tumble tracks and foam pits, all of which enable the gymnasts to train to a higher standard, reaching their full potential whilst significantly reducing their potential risk of injury.

The following images illustrate the basic nature of one of the facilities they currently train at; the Regis Centre:





5.8 Moving to the former Ambulance Station site will mean the Club can create a bigger and better equipped, permanent facility which will be the only purpose-built gymnastics facility in the Chichester area; and in the Club's own words will;

- *'...provide a friendly, community-based sports club, which would focus on improving access to gymnastics for the population of Chichester and surrounding areas and eventually set a pathway for national champions within different disciplines of the sport.'*
- *(TAG offer) an environment for all to participate in various classes to improve their overall health in a fun, disciplined, safe environment, make friends, become part of a team and enjoy the sport.'*

5.9 The proposal seeks change of use of the ambulance station only and no external alterations are proposed and as such there will be no impact on the character of the building which has a very industrial appearance. The unit has up to 10 dedicated car parking spaces on site. As set out later in this statement, the majority of the classes run by the Club would

be in late afternoon, evenings and at weekends and as such falls outside of usual rush hour traffic.

Figure 7: Site plan (site edged in red)

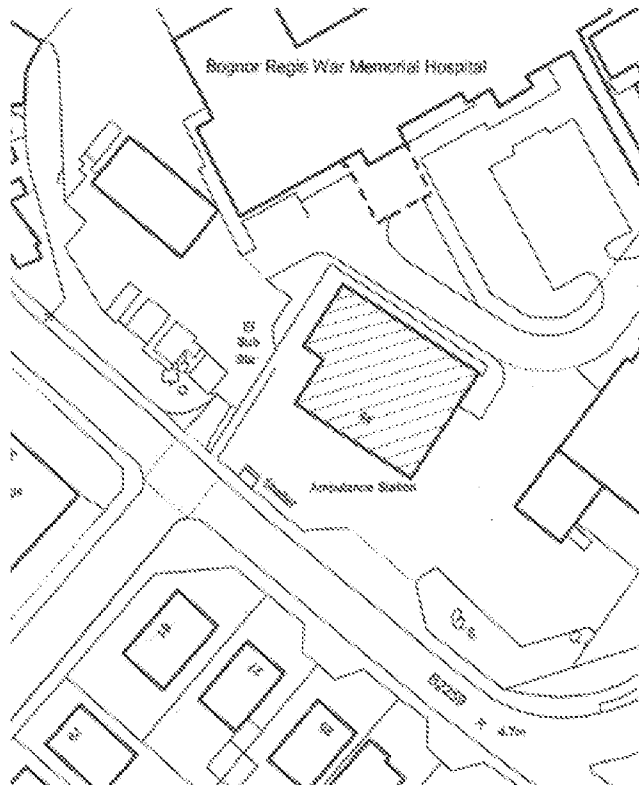
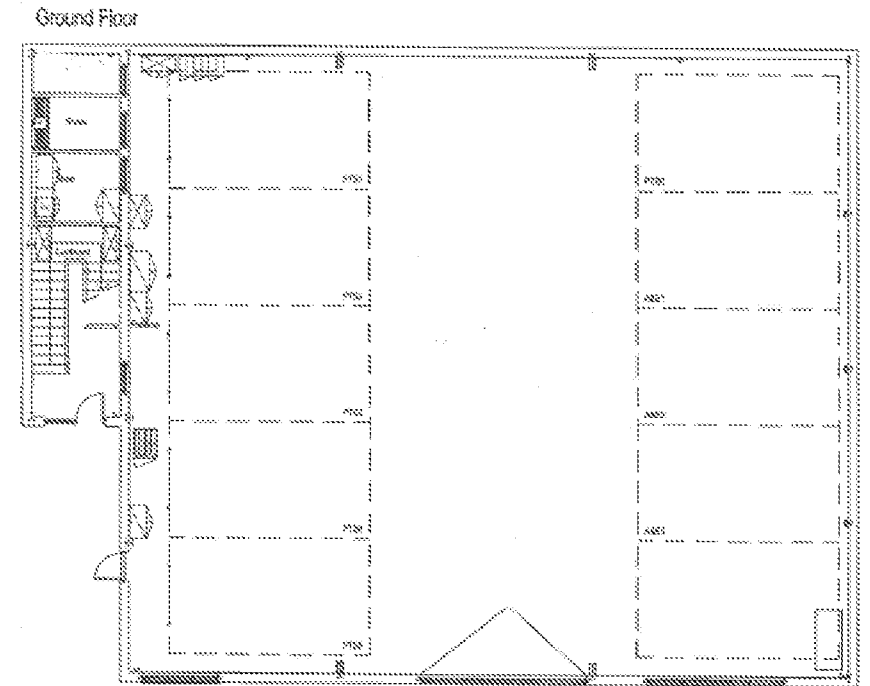


Figure 8: Existing ground floor plan.



National Planning Policy Framework (NPPF)

- 5.10 The key objective of the NPPF and the 'golden tread' running through planning decision-making is that of a presumption in favour of sustainable development (paragraph 14). Paragraph 7 of the NPPF sets out the three dimensions of sustainable development; economic, social and environmental. Each are mutually dependent and should not be taken in isolation and the proposed development should be considered in the context of each in order to assess its acceptability in planning terms in conjunction with the relevant Development Plan Policies. They are assessed in order as follows.

Sustainable Development: An economic role

- 5.11 The proposed change of use would safeguard the long term future of a popular and much loved local business which currently has a total of 12 coaches, 8 of whom are paid whilst the remaining 4 are currently employed on a voluntary basis. A permanent purpose-built facility at the Ambulance Station would facilitate the Club's expansion, with the aim of doubling their member numbers from just over 200 to circa 400 members within 5 years. This expansion will enable them to

employ more coaches and support staff as the business grows.

- 5.12 The site has been vacant for a considerable length of time (vacated by the ambulance service later 2016) and has been extensively advertised during that time by Henry Adams. In a bid to secure a tenant wishing to use the building for a commercial enterprise, planning permission was also sought for use of the building for either B1 (light industrial) or B8 (storage and distribution).
- 5.13 Despite considerable efforts to let the premises for the approved B1/B8 use no tenancy has been secured. The Commercial Agent has provided a letter explaining the lack of take up.
- 5.14 Local Plan Policy EMP DM1 'Employment Land: Development Management' part 2 seeks to protect existing employment premises and sites, including those in sui generis use. The policy requires any application seeking the loss of B1-B8 or sui generis uses to a. demonstrate the site is no longer required and unlikely to be re-used or re-developed for industrial/commercial purposes, which should include marketing, viability appraisal and the suitability of the site to accommodate the proposed use. In addition at b., that the

existing location poses insurmountable environmental harm or amenity which cannot be satisfactorily resolved.

5.15 The marketing statement provided is by Henry Adams Commercial Agents (appendix 2), who are Commercial Surveyors from a reputable local agent employing chartered RICS surveyors with a wealth of knowledge and experience in both the local and regional commercial property market.

5.16 Henry Adams have been advertising the unit for let since January 2016 although there has been interest the building is proving difficult to let due to its configuration. Despite 57 enquiries between January 2016 to October 2018 it has remained vacant.

5.17 Henry Adams has a viewing log which can be made available on request but given data protection legislation it is requested that it is not placed in the public domain.

5.18 The maximum number of jobs the currently approved use as B1/B8, (in a unit totalling 524 sqm GIA) is likely to be in the region of between 8 and 12 staff (calculations informed by Homes & Communities Agency 'Employment Density Guide 3rd Edition' November 2015).

5.19 TAG currently employ 12 coaches and within 5 years they are planning to double the number of members using the facility and the number of coaches to a total 24 along with additional support staff, such as cleaners for the facility. In addition, the business would need to employ those from the building trade to assist with the initial fit-out.

5.20 As such, the use would more than double the likely number of jobs when compared to the approved use. Further, the use would not give rise to any adverse impacts to neighbouring amenity through their operation in terms of noise. TAG operations are limited to the use of low level music for some gymnastics floor routines which is unlikely to be audible outside the premises.

5.21 Overall, the proposed change of use would facilitate the continued expansion of a thriving local business with the number of individuals employed by the Club doubling over the next 5 years. The number of jobs created would be well above the likely average employed by the approved use would not give rise to adverse impacts to neighbouring amenity. The proposed development therefore makes a significant contribution to the local economy and job creation, occupying a unit which has been vacant since 2016, despite

considerable efforts to let it as a B1/B8 use. Thus the proposal more than fulfils its requirement in relation to the 'economic role' in relation to sustainable development.

Sustainable Development: A social role

- 5.22 The thrust of the social role as defined by paragraph 7 of the NPPF is to support vibrant and healthy community, providing access to local services which reflect their needs and support its health and well-being.
- 5.23 Local Plan Policy HWB SP1 (Health & Wellbeing) reinforces this requirement by seeking to support proposals which provide/contribute to infrastructure to encourage physical exercise and health, including accessible recreation facilities. Where new facilities are planned, the policy encourages that these should be located along public transport corridors and that they are easily accessible to members of the wider community.
- 5.24 The proposed development would facilitate the creation of A dedicated artistic gymnastics site with an elite training programme which could serve children in various schools in the surrounding community. Schools which are currently facing significant budget cuts, having the inevitable prospect

of massively impacting on the amount of extracurricular activities they can provide for the children.

- 5.25 TAG already have good contacts with a number of educational facilities in the area, with two of the Directors coaching pre-school children and running gym classes and breakfast clubs in 3 schools in the Chichester area. There is huge potential to roll out the expanded facility to many more local school children where there is currently no alternative facility.
- 5.26 In addition to providing a facility which can support local school age and pre-schoolers, TAG will be able to realise the aspiration to provide classes for a wider age group to include adults along with providing more specialist classes for people with disabilities.
- 5.27 The proposed facility would offer a purpose-built gymnastics facility in a location where sporting facilities are very limited and there is an identified need for such a facility as evidenced by TAGs experience over the past 9 years and their significant waiting list of applicants. The demand for such a facility is further emphasised by the letters of support from British Gymnastics (along with the notes from the organisations strategy publication), South East Gymnastics and Sussex Gymnastics (please refer to appendix 4).

5.28 The facility would provide improved access for their existing members who currently have to travel significant distances across the region to access TAGs various locations.

5.29 The proposal would therefore make a significant contribution to the area in relation to the social role of sustainable development. The site is located just outside the defined Bognor Regis Town Centre and is well served by public transport links (set out in more detail below) with several bus services available within walking distance along with Bognor Regis train station to the south of the site. The development would provide a rare opportunity to introduce a new recreational facility which would cater for mixed abilities and ages within the community in a location well served by various modes of public transport, therefore meeting the requirements of Policy HWB SP1 as well.

Sustainable Development: An environmental role

5.30 The environmental role in sustainable development requires development to contribute to protect and enhance the environment, mitigate and adapt to climate change, moving to a low carbon economy. This is reinforced by Local Plan Policy, most specifically Policies SD SP1 (Sustainable Development), T DM1 (Sustainable Travel and public rights of

way), ECC SP2 (Energy and Climate Change Mitigation), QE SP1 (Quality of the Environment) and ENV DM5 (Development and Biodiversity).

5.31 The site is located within the built-up area boundary of Bognor Regis which has good a level of services and is well served by various modes of public transport. The site is approximately 12 minutes' walk from the train station or a 4 minute bus ride. The 700 Coastliner runs a regular service to the bus stop located directly outside the site on Chichester Road.

5.32 The site also has the benefit of 10 parking spaces for those wishing to drive to the facility. The Club currently operate from locations in Westergate, Bishop Luffa, Chidham, Portsmouth and Bognor Regis meaning that members are currently having to drive (in many cases) significant distances to attend. In some cases, if siblings are attending different sessions due to age differences, then two locations could need to be accessed on the same day leading to additional and unnecessary travel across the district.

5.33 Consolidating the facility the former Ambulance Station will lead to a reduction in the amount of trips across and outside the district and in some cases halving the number of trips to just one location.

- 5.34 The Club are very keen to encourage car sharing between its staff and members and would be happy to agree to a travel plan of measures to reinforce this and encourage alternative methods wherever possible. Sufficient provision will also be made at the facility for cycle and motorcycle parking. In addition, the Club are keen to explore options with local schools own modes of shared transport.
- 5.35 There will be no adverse impact on biodiversity as a result of this proposal. Wherever possible the Club will seek to improve the thermal efficiency of the building through its refurbishment. The works will ensure that the property meets required levels of energy efficiency, ensuring the services are of a high energy efficient rating and reduce water consumption along with using sustainably source materials where appropriate. No trees will be affected by the proposal.
- 5.36 The site is well served by a regular bus and train services within walking distance and by consolidating the Club's existing sites to one location, the existing trips made by members and staff to access the Club will be notably reduced. The use of a travel plan will further encourage the use of sustainable transport practices including car sharing; the

development will therefore meet the requirements of the environmental role in relation to sustainable development.

LAYOUT, DESIGN & APPEARANCE

6.1 The NPPF sets out that the Government attaches importance to the design of the built environment (paragraph 56). Local Plan Policies D SP1 (Design) and D DM1 (Aspects of Form and Design Quality) also encourage high quality design. Proposals should complement the varying character of the District and also contribute to a sense of place.

6.2 No alterations are proposed to the exterior of the building.

6.3 No alterations are proposed to the layout of the site or the existing access.

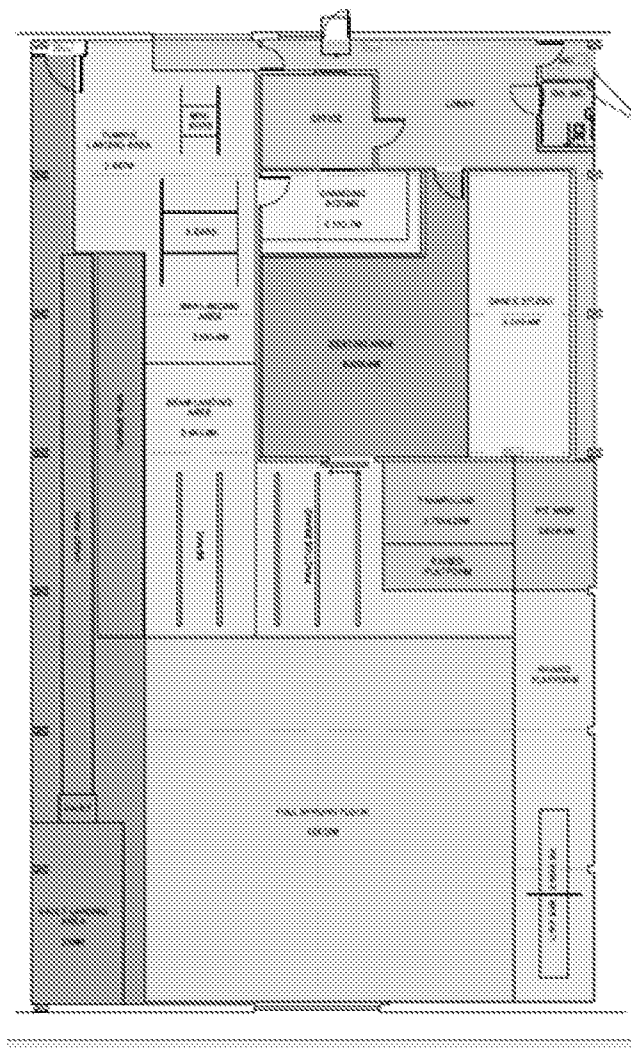
Residential amenity

6.4 Local Plan Policy QE SP1 (Quality of the Environment) requires all development to contribute to positively to the quality of the environment and not have a significantly negative impact on residential amenity and in this regard is interpreted as ensuring that the development avoids unacceptable harm to the occupiers of nearby properties and

land drawing attention to matters of waste management, noise, light, odour and outputs to the air.

6.5 The immediate surrounding neighbouring uses are a mixture of predominantly residential to the south, east and west with some commercial uses interspersed within and the hospital complex abuts the site to the north. The nature of the use is such that it will have very little impact on neighbouring amenity by way of noise. The only noise being created is low level music to accompany some of the gymnastic floor routines and general talking/instruction from the coaches and between the members which will be comparable to the level of noise associated with the lawful use. No harmful overlooking/loss of privacy, overshadowing or overbearing impact will result from the development and as such, no harm will arise to neighbouring amenity as a result of the development.

Figure 10: Proposed floor plan



7.0 ACCESS AND CAR PARKING PROVISION

- 7.1 Paragraph 39 of the Framework refers to car parking provision and states that if setting local parking standards, Local Planning Authorities should take into account the accessibility of the development, its type, mix or use, the availability of and opportunities for public transport, local car ownership levels and an overall need to reduce the use of high emission vehicles.
- 7.2 Local Plan Policy T SP1 (Transport and Development) seeks to ensure development provides safe access, contributes to highway improvements and promotes sustainable transport. This is reinforced by Policy T DM1 (Sustainable Travel and Public Rights of Way) promotes sustainable travel.
- 7.3 TAG currently run classes of between 13-15 hours per week, term time only due to lack of availability during the school holidays of a number of the locations they rent. The Club intend to operate 7 hours per day at the former Ambulance Station site (full details are contained within the Club's business plan at appendix 3), classes will in the main operate in the late afternoon/evenings during the week (between 16:30-21:00) and at weekends, with additional sessions for

people with disabilities and pre-school age children during the day throughout the week.

- 7.4 The site has the benefit of 10 parking spaces on site. The Club are anticipating a maximum of 5 sessions between 10:00-17:30. The majority of the classes will be held in the evenings between 17:30 and 21:00 and at weekends between 09:00 and 17:00 on a Saturday and 10:00 and 16:00 on Sundays and therefore outside the usual rush hour traffic.
- 7.5 To ensure the transition between sessions is well managed the Club intend to provide clear instructions to all members, which will also be posted on their website, regarding parking at the site and they will enforce a minimum of 15 minutes break between sessions to allow time for the earlier session to leave the site prior to the next arriving.
- 7.6 As noted above, in addition to car parking on site, the Former Ambulance Station has excellent public transport links, with a bus stop located directly outside the main entrance on Chichester Road, with regular bus services available. The site is also approximately 12 minutes' walk from the train station

or a 4 minute bus ride both modes offer easy access to the site from across the district and beyond.

- 7.7 In addition to the above, the Club are happy to engage in the Travel Plan process with the Council to ensure good travel practices including car sharing and information on the bus services, are encouraged prior to the use commencing. Space will also be made available on site for bicycle and motorcycle parking.
- 7.8 The site has sufficient parking and access to accommodate the use and it will not generate a volume of vehicular movements that would adversely affect highway safety or the free-flow of traffic. The access has been established as providing for safe access and egress to the highway. The development therefore complies with the Development Plan in this regard.

8.0 CONCLUSIONS

- 8.1 This Planning, Design and Access Statement demonstrates that the proposed development is compliant with the aims of the NPPF and policies of the Arun District Local Plan to support sustainable development and boost the economy whilst helping to encourage health and wellbeing to the community.
- 8.2 Planning permission is sought for the change of use to provide a permanent purpose-built base for a community based, 'not for profit' gymnastics club run by a passionate and dedicate team of professional people. TAG has an established track record, successfully running a facility in the area for some 9 years with several TAG gymnasts being selected for the Sussex County and South-East regional squad; 4 of whom reached the national finals representing the South-East region.
- 8.3 Without a permanent facility, the Club are unable to achieve their full potential and objective of improving access to and giving children and adults from all backgrounds and abilities the opportunity to experience and enjoy gymnastics. The

Club's occupation would also double the employment opportunities on the site when compared to the lawful use.

- 8.4 The proposal meets the objective of promoting healthy communities by providing a facility which will encourage physical exercise and health to a wide spectrum of ages and abilities in a highly accessible location. This comes at a time when funding for local schools is under significant pressure affecting the level of extracurricular sports activities they can offer. The development would promote health and well-being in the community and facilitates the delivery of a permanent, purpose-built and fully equipped gymnastics facility where no other facility currently exists in the district as a whole. The demand is further emphasised by the letters of support from British Gymnastics (along with the notes from the organisations strategy publication), South East Gymnastics and Sussex Gymnastics (please refer to appendix 4).
- 8.5 The development would therefore comprise sustainable development, supporting the community and local economy as advocated by the NPPF. As demonstrated by this Statement, the proposal would generously fulfill each aspect of sustainable development.

- 8.6 The proposal will not harm the character of the area, will use appropriate materials and involve the installation of water and energy efficient measures and no trees, vegetation or biodiversity will be affected by the development.
- 8.7 This Statement has set out that no harm will result to neighbouring residential amenities. The site is in a highly accessible location, adjacent to Bognor Regis Town centre with a bus stop located directly outside and the main train station only a short walk away. In addition, sufficient car parking provision and turning areas are included on site. It is concluded that the proposal complies with the elements of sustainable development, making a significant contribution to the economic and social role, in a location well serviced by a regular bus service and in consolidating the existing sites from which TAG currently operate; the development would reduce the overall number of trips across the district to a single location. The development would therefore comply with the NPPF and the relevant policies contained within the Development Plan.