

Anna and Joel King
Regis Gymnastics CIC, 16a Castlegrove
Business Park
Durban Road
Bognor Regis
PO22 9QT

Your Ref: OWPC20645
Our Ref: BR/280/18/PL 17-10-2018
Please ask for:
Richard Castro-Parker

20th November 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of use from storage and Distribution (B8) to Assembly and Leisure (D2)

Ambulance Station 44 Chichester Road Bognor Regis

Thank you for your internet representation made on 19th November 2018 which has been recorded as '**an objection**' with the comments as follow s:

Regis Gymnastics CIC of 16A Durban Road, Bognor Regis, would like to formally object to this planning application on the following grounds:

Accessibility

We had considered this unit during our own search for a facility in 2014 and had ruled it out largely on access issues. Our much larger site, on a quieter road, can get congested especially during changeover times.

We regularly experience between 30-50 vehicle movements per hour despite being located close to residential areas. The impact a similar flow of traffic would have on one of the busiest junctions in Bognor, plus the residential dwellings opposite would be unacceptable. The plan mentions that much of the operations run "outside of the usual rush-hour traffic", but the peak time for classes is 4-7pm on weekday evenings.

Despite having parking for over 20 vehicles, on some evenings and weekends our families use the on street parking and spaces at the neighbouring units for overflow. We have never had complaints of noise from the residential flats opposite, but the rest of the road is industrial use and we are sited much farther back from the road. With fewer parking spaces and no other parking option the former ambulance station would be wholly unsuitable.

Viability

We also felt that potential for economic growth in that unit was too limited because of its size. Our facility (3500 sq ft) is small compared to many others, and we felt that this was the minimum size that a gym could realistically be, in terms of fitting in a sufficient number of participants to cover overheads - their business plan is not costed for this unit and the number of classes they are proposing to put on would not cover overheads, unless they were priced out of reach of most families.

The need for a gymnastics facility is already being met by Regis Gymnastics, which is less than half a mile away, and classes at local leisure centres and schools. Even large towns like Guildford and Basingstoke can only sustain a single dedicated gymnastics facility.

While we have some gymnasts on a waiting list, our coach training programme is enabling us to clear this. Gymnasts are rarely waiting for more than six months for a class which compares favourably to other areas of the country. There is still some leftover capacity within Regis Gymnastics which will be filled once staff are trained, so a second facility in the town is not needed. This new facility would also offer limited benefit to the residents of the town as the vast majority of The Academy of Gym's existing membership does not reside here, and the plans do not allow for much increased capacity for local residents.

Furthermore, the focus of their operations is largely high performance women's gymnastics, which only benefits a small, more affluent proportion of the local population.

While their application does mention plans to offer different disciplines, this will simply not be possible in this unit. Their high performance squad train a large number of hours, leaving very little remaining for other classes and disciplines, and the unit is too small to

safely run different groups simultaneously.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning