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Planning Statement

Change of Use Application
Unit 11 Levellers Lane,
Eynesbury, St. Neots,
Cambridgeshire, PE19 2JL

Dear Planning Department,

This planning application is to change the use of an industrial unit in St Neots (Use Class B) to a learning pool (Use Class F2)

Our client is proposing to offer a swimming facility within the St Neots and catchment area, offering swimming lessons within the growing leisure industry. This will be a second pool to open for Happy Fins Swim, already an established company with the demand highlighting the need for a further pool.

The location and building fulfil the requirements to offer the service successfully and safely, with children growing in their swimming ability throughout their time with Happy Fins Swims.

Overview
12.5m x 6m Swimming Pool (1.2m depth).
5 teacher capacity (1.2m lane per instructor).
Children in the water per 30 minute lesson.
Combination 1:1, 2:1, Adult & Child (6:1)
3:15pm – 6:45pm Monday to Friday.
3 x midweek mornings, 9:30am-12:30pm.
Saturday & Sunday 8:30am-12:30pm.

Around 6-8 car parking spaces, including staff, required (research shows that during our operating times industries will be closed offering more public spaces and less traffic, the staff do have the option to park away and walk in during peak times).
The existing building has 5 spaces and as a result of the change of use, we propose adding 3 spaces, creating 8 spaces in total as per the site plan.

Between each sessions there will be gaps to allow instructors time to prepare for the next session which assists with Car parking and numbers of visitors.

So staggered classes and having 1:1 swimmers or siblings (1 car) with 2 of the 4 teachers would bring the max car total down to 8 at any one time.

Would be something like:
3pm: 4 cars (4)
3:15pm: 4 cars (8)
3:45pm: 4 cars (8)

4pm: 4 cars (8)

With 8 spaces proposed, parking is considered sufficient.

Thanks

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