

PLANNING STATEMENT

Unit 28, Huffwood Trading Estate, Brookers Road, Billingshurst, RH14 9UR

1. Introduction

This application seeks planning permission for a change of use of Unit 28 from light industrial use (formerly Class III under the 1972 Use Classes Order, now Class E(g)(iii)) to a low-impact indoor fitness and wellness use consistent with Class E(d).

The proposed use is limited to personal training and small, controlled group training sessions and is designed to operate in a carefully managed, appointment-only manner with minimal impact on neighbouring occupiers.

2. Applicant Background and Community Context

The applicant has operated a personal training and group training business in Billingshurst for approximately **18 years** and is a long-term resident of the village, living locally with their family.

During this time, the applicant has built a well-respected local business focused on health, wellbeing, and community. The business has received **four industry awards**, including recognition as **Best Fitness Instructor in Sussex**, reflecting both professional standards and community trust.

For over **five years**, the applicant has operated from premises on and near the high street alongside other businesses, without generating any complaints or issues relating to noise, disturbance, or amenity. The applicant has also operated for the full 18-year period without any complaints from local authorities or neighbours.

The proposed studio is intended to operate as a **wellness-focused facility**, supporting the physical and mental health of local residents. Many clients rely on the service as part of their ongoing health and wellbeing routine. The intention is not to operate a large commercial gym, but rather a personal, community-based training environment.

3. Site and Surroundings

Unit 28 is located within the Huffwood Trading Estate, an established employment area characterised by commercial and industrial uses. The unit is fully enclosed and not situated within a residential building.

While residential properties exist in the wider vicinity, the proposed use is fully contained indoors and is managed to ensure no material harm to neighbouring amenity.

4. Proposed Use

The proposed use consists of:

- 1-to-1 personal training sessions
- Small, pre-booked group training sessions
- Appointment-only access
- Limited numbers per session
- No open gym access
- No drop-in use
- No outdoor training activities

The use is materially different from a conventional gym. It is low-impact, structured, and closely supervised at all times.

5. Hours of Operation

The proposed hours of operation are:

- **Monday to Thursday:** 6:00am – 8:00pm
- **Friday:** morning and afternoon use only
- **Saturday:** morning use only

These hours are clearly defined and allow the business to serve clients before and after working hours while remaining fully managed and controlled.

6. Noise and Amenity Considerations

The operation has been specifically designed to minimise any potential impact:

- No amplified or loud music
- Rubber runner flooring and mats used throughout to reduce impact noise
- No dropping of heavy weights
- No external activity
- Clients arrive and depart in a staggered manner

The proposed use is quieter and less intensive than many traditional light industrial uses that could otherwise operate lawfully from the unit.

7. Traffic and Parking

Client attendance is limited per session and pre-booked, ensuring predictable and modest levels of activity. Arrivals and departures are staggered, preventing congregation or peak-time congestion.

A significant proportion of clients are local and travel on foot.

Overall, the proposed use is unlikely to generate traffic levels exceeding those historically associated with light industrial use.

8. Planning Policy Context

National and local planning policy supports the effective and flexible use of existing employment premises where uses are compatible and impacts are appropriately managed.

The proposed use aligns with the objectives of Class E(d) and represents a sustainable, community-focused use that supports local health and wellbeing while preserving residential amenity.

9. Conclusion

The proposed change of use represents a **low-impact, well-managed indoor fitness and wellness facility** operated by an experienced local business with a proven track record of operating without complaint.

The scale, nature, and management of the use ensure that there will be no unacceptable impact on neighbouring occupiers or the character of the area. The proposal supports community wellbeing and represents an appropriate and sustainable use of the premises.

The applicant respectfully requests that planning permission be granted, subject to reasonable conditions.