

Change of Use Application

Site Address:

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

Description of Development:

Change of use of light industrial building to a mixed use of light industrial and use as a low-impact gym/fitness studio.

Existing Use:

Light industrial use, restricted to Class III under the 1972 Town and Country Planning (Use Classes) Order (now Class E(g)(iii)).

Proposed Use:

An additional low-impact indoor fitness and wellness use (Class E(d)) comprising:

- 1-to-1 personal training sessions
- Small, pre-booked group training sessions
- Strictly appointment-only operation
- No open gym access, no drop-in use
- No outdoor training

The existing lawful industrial use will remain available, although the applicant does not intend to operate it.

Hours of Operation:

- Monday to Thursday: 06:00 – 20:00
- Friday: morning and afternoon use only
- Saturday: morning use only

Number of Users:

Limited and controlled. Group sizes small and pre-booked (max 10 per session).

Noise & Amenity Controls:

- No amplified or loud music
- Rubber runner flooring and mats to minimise impact
- No dropping of heavy weights
- Staggered arrival and departure times
- Fully contained within the building

Traffic & Parking:

- Pre-booked sessions with staggered attendance

- Some clients local and travel on foot
- Overall traffic levels modest and comparable to the lawful industrial use

External / Internal Alterations:

- No external alterations
- Minor internal fit-out only (floor mats and flooring), no structural changes

Materials:

- No external changes
- Internal materials limited to training mats and rubber flooring

Ownership Certificate:

Certificate B – landlord notified and supportive