



Unit 2, Nutts Lane, Hinckley, LE10 3EJ

Design and Access Statement:

Site Suitability and Community Impact;

The proposed change of use represents a proactive response to the local need for a dedicated fitness facility.

Having successfully operated within Hinckley for several years, we 'the applicant' have established a proven track record of providing reliable, high-quality physical and mental health support to the local population.

With the expansion into this premises, it allows the business to scale its operations, moving from a steady local presence to a comprehensive Martial Arts facility.

The facility will offer significant social value by promoting physical fitness, discipline and mental well-being.

Operation Viability and Growth;

Following a period of sustained growth and financial stability, the business is now in a position to reinvest into the wider community.

This move is not merely a relocation but a strategic expansion designed to increase accessibility and service offerings.

The financial health of the existing operation ensures that the proposed use is sustainable and will provide long-term benefit to the site and its surroundings.

Access and Connectivity;

The site is ideally located to serve both existing and new clients, it is well integrated into the local transport network, ensuring that members can access the facility via a variety of transport modes; walking, cycling, driving and local transport links.

The site provides sufficient parking provision (as detailed in the Parking statement) to accommodate peak-time attendance without impacting neighbouring facilities and the local highway network.

The ease of access for both pedestrians and motorists makes this site a highly suitable location for the community and running of a Martial Arts facility.

Yours Faithfully,

