



Planning Statement:

Proposed Planning: Change of Use from B8 to a Martial Arts gym (Class E)

Site Address: Unit 2, Nutts Lane, Hinckley, LE10 3EJ

Applicants: Mr James Clark & Mr Benjamin Murrell – Hinckley Muay Thai Ltd

1. Executive Summary

This statement supports a planning application for the Change of Use of the above-mentioned premises. We, the applicant, an established Hinckley-based martial arts provider, seeks to expand our operations to this site.

The proposal involves no structural alterations and represents a sustainable use of the building that directly contributes to the health and well-being of the Hinckley community and surrounding areas.

2. Site and Context

The subject site is located in a highly accessible area of Hinckley, well-served by local infrastructure. The building is currently in a state that requires no internal or external structural modifications to facilitate the proposed use.

The surrounding area is a mix of commercial use units due to its situ being on a small scale industrial site, making a community-focused gym a compatible addition to the local character.

3. Description of Proposal

We, the applicant intend to operate a martial arts gym that focuses on mental and physical development. Having successfully operated in the Hinckley area for several years, we are now seeking to expand our established business into a larger, more suitable permanent location.

The use will include:

- Structured martial arts training for various age groups.
- Community-focused fitness programs.
- Operational hours designed to minimize impact on the surrounding neighbours and support the community and their spare availability.



4. Policy Assessment

4.1 National Planning Policy Framework (NPPF)

The proposal aligns with Section 8 of the NPPF (Promoting healthy and safe communities). Paragraph 92 states that planning decisions should aim to achieve healthy, inclusive, and safe places. By providing a facility dedicated to physical discipline and mental well-being, this application directly supports the national mandate to provide social, recreational, and cultural facilities that the community needs.

4.2 Local Policy: Hinckley & Bosworth Borough Council

The application adheres to the objectives of the Local Plan and the Community Health and Wellbeing Plan:

- Policy DM38: Supports the provision of new community facilities where they are accessible by a choice of transport modes.
- Community Impact: The facility supports the Council's priority for mental health and active lifestyles. As a business with a proven track record in Hinckley, we are uniquely positioned to deliver these social benefits effectively.

5. Detailed Justifications

5.1 Impact on Surrounding Amenities

The proposed martial arts gym is an instructor-led, disciplined environment. Unlike traditional 24-hour gyms, activities are scheduled and supervised, ensuring noise levels are strictly controlled. As no structural changes are being made, the existing building envelope provides adequate sound insulation for the intended activities. There will be no "unacceptable impact" on the residential or commercial amenity of neighbouring properties.

5.2 Access and Parking

The site is a "sustainable location," easily reached by pedestrians and cyclists from the surrounding residential areas.

- Staggered Demand: Because the gym operates on a class-based schedule, vehicle arrivals and departures are staggered, preventing "peak-time" congestion on the local highway network.
- Existing Provision: The current onsite parking is deemed more than adequate for the maximum occupancy of the classes. No additional hardstanding or parking development is required.



5.3 Social and Economic Value

The business expansion ensures the long-term viable use of the premises, contributing to local business rates and potentially creating local employment opportunities. Furthermore, the facility provides "natural surveillance" for the area during operating hours, contributing to a safer local environment.

6. Access and Parking Provision

The development is highly accessible and well-integrated into the local transport network. Clients will be able to access the facility via sustainable transport methods, including walking, cycling, and local public transport links.

Regarding vehicle access:

Existing Provision: The current onsite parking is more than adequate for the proposed occupancy levels.

No Physical Changes: No alterations to the existing parking layout are required or proposed.

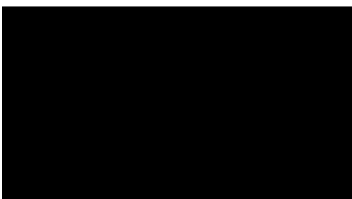
Impact: Due to the scheduled nature of martial arts classes, traffic flow is managed and staggered, ensuring no adverse impact on the local highway network.

Evidence: Supporting site photographs have been provided to demonstrate the sufficiency of the current parking and site surroundings.

7. Landscaping and Design

This application is for a Change of Use only.

- Design: There are no proposed changes to the building's footprint or external elevations.
- Landscaping: The existing landscaping of the property will be retained in its current state. The proposal respects the visual character of the site and its surroundings.



8. Conclusion

The proposal represents a sustainable and appropriate response to the site. It delivers significant community benefits in line with both National and Local planning policies while maintaining the physical integrity of the existing building. We believe the proposal is a positive addition to Hinckley and respectfully request that planning permission be granted.

Respectfully submitted,

