

Subject:

FW: 24/01122/P3CR - Osbaston House Farm, Lount Road, Osbaston

From: William Oliver

Sent: 13 February 2025 22:39

To: Joe Fleetwood

Subject: Re: 24/01122/P3CR - Osbaston House Farm, Lount Road, Osbaston

Dear Mr. Fleetwood,

Following your request for further information regarding the proposed fitness facility at Osbaston House Farm, please find below our detailed response addressing trip generation, operating hours, capacity, parking provision, and site layout.

Operating Hours and Class Structure

The fitness facility will operate on a pre-booked class-only basis, with no open gym access.

Operating hours: 06:00 - 20:00. Six days a week

There will be low activity during the middle of the day, with peak periods in the morning and early evening.

Customer Numbers and Trip Generation

Each fitness class will have a maximum of six participants, ensuring limited vehicle movements at any given time.

A maximum of two instructors may be present on-site at any time.

Based on this model, vehicle movements will be minimal, with an expected maximum of 6-8 trips per class (arrivals and departures included). Plus there are cases when people car share, couples/friends etc

Parking Provision and Site Layout

A designated off-street parking area will be allocated for the gym.

The site has ample space to accommodate all expected users without impacting existing parking provision for other site activities (glamping, dog walking, storage, and farm operations).

A scaled site plan indicating the parking layout will be provided to demonstrate compliance with Figure 29c of the LHDG Non-Residential Parking Standards - Class E.

Parking spaces will meet Figure 44 of the LHDG Off-Street Parking Layouts for safe and efficient use.

Gross Internal Floor Area

The total internal floor area of the proposed fitness facility is 210 square metres.

Conclusion

The proposed change of use will result in minimal additional traffic generation, and the class-based structure ensures a controlled and predictable number of users. The site has sufficient off-street parking. We trust this additional information satisfies the requirements of the Local Highway Authority.

It is also worth mentioning this would enhance the existing glamping facility

Please see plan with gym area marked in blue and labelled 210m² and the parking area in red.

Please let us know if any further details are required.

Best regards,

Will Oliver

Osbaston House Farm