

PLANNING APPLICATION STATEMENT

RE: 69 Mill Lane, Newbold Verdon, Leicestershire LE9 9PU

In support of the change of use application for the property noted above it is requested that the following information be taken into consideration.

Staffing Levels:

Maximum staffing for the facility is expected to be 2 whole time therapists, 1 part time exercise professional and 1 part time administration support officer. For context, our other comparable physiotherapy clinic in Leicester Forest East, after 10 years of operation with local press, social media, website support and a significantly larger local population, currently operates at 1.5 WTE Physiotherapist, 1 part time Complimentary Therapist, plus 3 hours of exercise professional time for the same requested opening hours as this application.

Hours of Business:

It is intended that physiotherapy will be offered on the basis of 40 minute appointments, 9am-6pm Monday to Friday, and 9am-1pm on Saturday. On occasion, a physiotherapy morning or afternoon clinic may be supplanted by a Complimentary Therapist session, with appointments of 60 minutes duration. It is also intended that the new business offers 60 minute Pilates/Yoga classes, or specific exercise rehabilitation classes, for example mobility for the elderly or following joint replacement surgery. Such classes could include up to 10 individuals, to a maximum of 4 classes per full working day. In the short term the business is expected to offer either AM or PM clinics on any given day, with an increase in opening hours dependent on the uptake of business. Experience at our other comparable clinic demonstrates that it can take some years before full day clinics are viable on a regular, weekly basis.

Signage:

Current signage on the front elevation wall will be replaced with a non-illuminated sign of the same dimensions, stating the business title. A smaller sign/notification will be placed on the front door noting business opening hours and contact details.

Car Parking:

In the absence of a dedicated car parking facility, we are happy to consider options to moderate the need for increased daytime kerbside parking. For example, these may include:

1. The establishment of 2 dedicated and marked spaces immediately in front of the premises, particularly for use by more elderly/infirm clients, with appropriate signage kindly requesting others (non-clients) not to park there during opening hours.
2. All staff members will use alternative local roadside parking, for example on Sparkenhoe and Hornbeam Road.
3. Website and printed literature will inform of the (agreed) parking arrangements, reinforced by use of a confirmation text at the first visit of the client.
4. Provision will be made for several secure cycle storage spaces onsite, not currently available.
5. Investigate the possible use of private, unused daytime parking spaces nearby.
6. Consider establishing two further off-road parking spaces by developing green verge land opposite the premises.

It should be acknowledged that a proportion of clients will walk to the clinic or have journeyed by bus, with the nearest bus stop approximately 120m away.