

PLANNING JUSTIFICATION STATEMENT & SEQUENTIAL ASSESSMENT

Site Address: Unit 26, Perseverance Mills, Lockwood Scar, Huddersfield, HD4 6WB

Proposed Use: Change of Use from Storage/Distribution (Use Class B8) to Personal Training Studio [Use Class E(d)]

Applicant: Antonia Simpson (Tonia Victoria Fitness)

1. EXECUTIVE SUMMARY & PROPOSAL OVERVIEW

This statement is submitted in support of a Full Planning Application for a change of use of Unit 26, Perseverance Mills, from vacant commercial storage (Class B8) to a specialized, appointments-only ladies' personal training studio [Use Class E(d)].

The development involves **zero external physical alterations or expansion**, preserving the industrial character of Perseverance Mills while bringing a vacant unit back into active economic use.

2. PRINCIPLE OF DEVELOPMENT & POLICY LP13 SEQUENTIAL ASSESSMENT

Under Policy LP13 of the Kirklees Local Plan and Chapter 7 of the National Planning Policy Framework (NPPF), leisure and sports facilities are identified as "Main Town Centre Uses." Where such uses are proposed in out-of-centre locations, a **Sequential Assessment** must be undertaken.

2.1 Catchment Area & Business Model Flexibility

The proposed facility is not an open-access commercial gym or high-street retail concept. It operates on a **1-on-1 and small group personal training model by appointment only**. The catchment area specifically serves local residents in Lockwood, Newsome, and southern Huddersfield.

2.2 Sequential Assessment Criteria

To satisfy Policy LP13, alternative "in-centre" and "edge-of-centre" properties within Huddersfield Town Centre and nearby Local Centres were evaluated using the key planning parameters of **Suitability**, **Availability**, and **Viability**:

1. **Ceiling Heights & Structural Requirements:** High-street retail premises predominantly feature low drop-ceilings and timber suspended floors, which are physically unsuitable and unsafe for overhead weight training or rubber gym flooring.
2. **Noise & Residential Proximity:** In-centre locations frequently have residential apartments directly overhead or adjacent, creating severe potential conflict regarding equipment impact noise.
3. **Vehicle Access & Client Safety:** As a ladies-focused studio operating early morning and late evening, secure, immediate, off-street parking directly outside the entrance is critical for client safety—a feature absent in primary pedestrianized retail cores.
4. **Viability:** High-street retail rents and business rates are prohibitive for a micro-business operating on an appointment-only scale with low client volume.

Conclusion of Sequential Assessment:

There are no suitable, available, or viable units within nearby defined town or local centres that can accommodate the specific operational, physical, and acoustic needs of this personal training studio. The selection of Unit 26 Perseverance Mills complies with the sequential flexibility principles of Policy LP13 and Chapter 7 of the NPPF.

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3. ANTICIPATED STAFF & CUSTOMER NUMBERS

- **Staffing:** 1 Full-Time Equivalent (FTE) self-employed trainer/operator.
- **Customer Numbers & Flow:**
 - **Peak Capacity:** Maximum of 1 to 4 clients on site at any single time (1-on-1 sessions or micro-group classes).
 - **Daily Throughput:** Approximately 10–15 total client visits spread across an entire operating day.
 - **Appointment Gaps:** Sessions are scheduled with 10–15 minute stagger times, preventing overlapping vehicle arrivals or parking congestion.

4. SITE OPERATIONS & NOISE IMPACT ASSESSMENT

4.1 Operating Hours

- **Monday to Friday:** 06:00 – 20:00
- **Saturdays:** 07:00 – 16:00
- **Sundays:** Closed

4.2 Sound Amplification & Noise Mitigation

- **Sound Amplification:** No heavy industrial or high-decibel PA sound systems will be installed. Background music will be restricted to low-level commercial Bluetooth speakers operated strictly at background conversation levels.

- **Equipment Use:** The studio utilizes light resistance equipment, dumbbells, resistance bands, and cardio machines. No heavy powerlifting, Olympic bar drops, or high-impact machinery will take place.
- **Acoustic Insulation:** The unit features thick stone masonry exterior walls within an established industrial mill complex. Equipment areas will be fitted with high-density rubber acoustic flooring to absorb impact vibrations.
- **Impact on Amenity:** The proposed use will generate significantly lower noise and heavy vehicle traffic than the baseline unrestricted B8 storage/distribution permissions.

5. HIGHWAY, PARKING & WASTE PROVISIONS

- **Parking Provision:** Perseverance Mills provides unallocated communal courtyard parking. Given the maximum capacity of 4 clients and 1 staff member at any one time, a total of 3–4 spaces will easily accommodate all parking requirements without impacting neighboring commercial tenants.
- **Waste & Recycling:** Dedicated internal waste segregation will be provided for dry recyclables (paper, plastic, card) and general waste. Commercial collection will be handled by a licensed contractor in accordance with the *Environmental Protection Act 1990*.