

David Lloyd Chippenham Planning Statement

**Southpoint Business Park (Plot 100), A350 West Cepen
Way / N4528 Patterdown, Chippenham, SN15 2NU**

David Lloyd Leisure Ltd and Baylis Estates

18 March 2026

LICHFIELDS

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1.0 Introduction

- 1.1 This Planning Statement has been prepared on behalf of David Lloyd Leisure Ltd and Baylis Estates to accompany a full planning application for the erection of a new David Lloyd health, fitness and racquets club at Southpoint Business Park (Plot 100), A350, West Cepen Way/ N4528 Patterdown, Chippenham, SN15 2NU.

Scope of the Application

- 1.2 The purpose of this Planning Statement is to assess the proposed development against the relevant planning policy in the statutory development plan, having regard to other relevant material planning considerations, including national policy.
- 1.3 The application, which has been scoped through formal pre-application with Officers at Wiltshire Council, is accompanied by the following forms, drawings and documents:
- 1 Application Form, CIL Form and Ownership Certificates;
 - 2 Cover Letter, prepared by Lichfields;
 - 3 Sequential Assessment, prepared by Lichfields¹;
 - 4 Impact Statement (Leisure and Health), prepared by Lichfields;
 - 5 Statement of Community Involvement, prepared by DevComms;
 - 6 Economic and Social Impact Statement, prepared by Lichfields;
 - 7 Application drawings, prepared by HCD (See Cover Letter for full list);
 - 8 Design and Access Statement, prepared by HCD;
 - 9 Landscape Strategy and drawings, prepared by Weddle Landscape Design;
 - 10 Landscape and Visual Appraisal, prepared by Weddle Landscape Design;
 - 11 Biodiversity Net Gain Assessment and HMMP, prepared by Ecosupport;
 - 12 Ecological Appraisal, prepared by Ecosupport;
 - 13 Arboricultural Impact Assessment, prepared by RMT Tree Consultancy;
 - 14 Noise Assessment, prepared by Hepworth Acoustics;
 - 15 Transport Assessment, prepared by SLR Consulting;
 - 16 Travel Plan, prepared by SLR Consulting;
 - 17 Lighting Assessment, Lighting Report and External Lighting Plan - prepared by Elm Building Service Engineers Ltd;
 - 18 Flood Risk Assessment and Drainage Strategy, prepared by Willis Hazell Engineers;
 - 19 Energy Statement, prepared by Hulley & Kirkwood;
 - 20 BREEAM Report and Pre-Assessment, prepared by Method Consulting;
 - 21 Embodied Carbon Report, prepared by Method Consulting; and

¹ Sequential and Leisure / Health Impact Assessment submitted as a single document.

22 Marketing Report, prepared by Whitmarsh Lockhart LLP and Avison Young.

1.4 A list of the planning drawings which support the planning application are included in the Cover Letter, which accompanies the application.

Report Structure

1.5 This Planning Statement includes the following sections:

- Section 2.0 provides an overview of David Lloyd;
- Section 3.0 provides a summary of the Site, the surrounding area and relevant planning history;
- Section 4.0 describes the proposed development;
- Section 5.0 reviews the relevant national and local planning policy;
- Section 6.0 assesses the key planning considerations; and
- Section 7.0 provides a conclusion to the statement.

2.0 David Lloyd Leisure

- 2.1 David Lloyd Leisure Ltd (David Lloyd) is Europe's premier health, racquets and fitness provider. The company has operated for over 40 years and owns 108 David Lloyd clubs in the UK and a further 29 across Europe. David Lloyd has ambitious growth plans in both the UK and Europe.
- 2.2 The business has over 810,000 members (over 640,000 in the UK) and plays an important role in encouraging UK residents to lead active, healthy lifestyles, helping to reduce pressure on public health services.
- 2.3 25% of members are aged under 16, and 50% of all club attendees visit as a family group. There are 44-million-member visits in the UK each year, and the business delivers 800,000 fitness classes annually.
- 2.4 Active children are more likely to grow into active adults. Every week 160,000 classes are delivered across the UK for children aged 3 to 11 years with an attendance of 1.2 million. Each week 25,500 children learn to swim and 16,000 learn to play tennis.
- 2.5 Each club is embedded within its local community, providing schools with access to facilities to learn to swim and supporting local charities and good causes. Members benefit from more than a gym or a racquets club; there are spaces to socialize, relax, and spend quality time with their families.
- 2.6 The design of clubs is very intentional, incorporating a wide variety of facilities with a focus on user experience whilst also considering the number of raw materials used in construction and the amount of energy needed during operation.
- 2.7 As well as a comprehensive choice of facilities and group-exercise classes there is a strong focus on creating inclusive communities and supporting emotional wellbeing of members & staff through social activities such as family discos, quiz nights & coffee mornings. Opportunities are created to enjoy shared interests beyond health & fitness (including book & chess clubs); and designating 'happy to chat' tables in clubrooms to encourage Member interaction.
- 2.8 The COVID-19 pandemic brought into sharp focus the need for both physical and mental resilience and David Lloyd are at the forefront of development, not only in fitness innovation across its Clubs, and mindful-wellness through group exercise classes and spas, and its family-focused provision.
- 2.9 David Lloyd Clubs is a very significant employer in the health and fitness market, employing over 11,500 people. These include an expert health and fitness team of over 2,000 and more than 680 tennis professionals.
- 2.10 Pay exceeds the national living wage, and staff benefit from a range of employee benefits to help support the work-life balance and wellbeing of team members. These include flexible working, free family membership and access to over 40 degree-level apprenticeships.
- 2.11 Some 58% of all permanent team members live within a 3-mile radius of their place of work, rising to 73% within a 5-mile radius.

- 2.12 Job roles are varied, with opportunities in Gym & Fitness, Food & Beverage, Childcare, Kids Activities & Creche, Lifeguarding, , Reception, Sales & Administration and Leadership.
- 2.13 As well as the 80-100 FTE jobs created at the Club, each club supports a further 35 FTE jobs in UK businesses making up David Lloyd Clubs' supply chain.
- 2.14 In 2024 David Lloyd Clubs contributed a total of £2.7 million to support 1,200 different charities. This included £1.5 million raised through club fundraising with 76% benefitting local causes.
- 2.15 The direct economic contribution of this development to the economy, subject only to the grant of planning permission, is estimated will be £2.7 million annually.
- 2.16 Similarly, the development proposals, subject to approval being granted, will represent a major investment by David Lloyd within the area, with the creation of approximately 80-100 FTE operational jobs, and circa 50 construction jobs, and the development of a site which is a key part of the wider Chippenham area.

3.0 Site and Surroundings

- 3.1 The Site comprises Plot 100 at the proposed Southpoint Business Park, A350 West Cepen Way/B4528 Patterdown Road, Chippenham. The application site extends to approximately 3.33 hectares.
- 3.2 An aerial of the application site (inc. approx. red line boundary) and the surrounding area is shown in Figure 3.1 below.

Figure 3.1 Proposed Site Location



Source: HCD Architects

- 3.3 The boundaries of the Site are defined by:
- To the west by the Chippenham/ Bath/ Bristol main railway line;
 - To the south by the existing A350/West Cepen Way;
 - To the north by an existing mature hedge line, which is anticipated to be retained as part of the development and wider employment masterplan; and
 - The eastern boundary is defined as part of the masterplan for the wider Southpoint Business Park by the main 'spine' access route (Showell Avenue) which bisects the employment park. Immediately beyond the access road is the landmark Siemens building, which is currently under construction.
- 3.4 The Site has a relatively flat topography. It falls from the south west to the north east over approximately 4m from 57m AOD to 53m AOD.

Accessibility

- 3.5 The proposed access will utilise Showell Avenue which is completed and in use as part of the wider masterplan / employment proposals for Southpoint Business Park, adjoining the

A350 with the B4528. The Site will be connected to the wider road network via the A350, leading to the A4 and M4.

- 3.6 In regard to public transport accessibility, the nearest existing bus stops to the Site are the Showell Farm bus stops and the Patterdown bus stops located approximately 800m and 1000m from the proposed site access. There are also bus stops on Showell Avenue which will be served by the 55 service from Swindon and X34 from Trowbridge in the near future. The wider Southpoint Business Park will provide pedestrian connections to the Patterdown Bus Stops allowing pedestrians to access the X37. The nearest train station to the Site is Chippenham Train Station, approximately 2.5 miles away. As the Site is part of the wider mixed-use site allocation, good quality active travel options will be available to other parts of Chippenham upon completion of the wider scheme.
- 3.7 As the Site is part of the wider mixed-use site allocation, good quality active travel options will be available to other parts of Chippenham upon completion of the wider scheme.

Heritage

- 3.8 There are no designated heritage assets within the Site, and the Site is not located within a Conservation Area.
- 3.9 Approximately 460 metres southeast of the Site, there is a cluster of Grade II listed buildings associated with Showell Farm: Showell Farmhouse (entry no. 1363926); Barn to the Southeast of Showell Farmhouse (entry no. 1198151) and Granary to the South of Showell Farmhouse (entry no. 1363926). There is one additional Grade II listed building, cited approximately 350 metres north of the Site, Patterdown Farmhouse (entry no. 1363969). There are no other listed buildings, or scheduled monuments within the immediate vicinity of the Site and the position of these existing buildings suggests there will be no impact from the development.

Flooding

- 3.10 Annex 3 of the NPPF (Flood risk vulnerability classification) classifies the Proposed Development as 'Less Vulnerable' in terms of flood risk.
- 3.11 Following the update to the Environment Agency's Flood Map for Planning in August 2025, a portion of the site (concentrated to the South) now sits within Flood Zones 2 and 3. As the Proposed Development does not include any residential, hotel or medical facilities, it is classed as a 'less vulnerable' use in a flood risk scenario.
- 3.12 Stantec, who are the designers for the developer Baylis Estates on Southpoint Business Park, have been liaising with the Environment Agency and are designing a flood mitigation strategy to reduce any impacts on the development. The mitigation strategy will include using landscaped areas of the site to store flood waters and divert any flooding into existing water courses at permitted discharge rates. The David Lloyd proposals allow for the flood mitigation areas within the soft landscape boundaries.

Planning History

- 3.13 Based on a review of the Council's online planning register, the planning history that is relevant to the Site is set out below:

Table 1 Planning History

Reference	Description of Development	Decision & Date
PL/2025/06414	Discharge of Conditions 2 (Construction Access), 5 (Archaeological Monitoring), 7 (External Lighting), 11 (Highways / Drainage Details), 12 (Loading, Unloading, Parking of Goods Vehicles), and 13 (LEMP) for PL/2024/04872.	Approved 19.12.2025
PL/2025/06416	Discharge of conditions 1, 2, 3, 4, 9, 10, 11, 12 and 14 relating to application PL/2024/04873.	Approved 22.10.2025
PL/2024/04872	Variation of details approved under conditions 4 (maximum heights) and 16 (parameter plan); removal of condition 1 (since the permission has been implemented); the rewording of condition 2 to refer to details approved pursuant to 20/02511/REM (as amended or as varied); removal of condition 15 (since works to the M4 J17 have been completed), and the rewording of conditions 5, 6, 7, 10, 11, 12, 13 and 14 pursuant to approved or part approved details (to reflect changes to consequential plan references or details previously approved via condition); all pursuant to outline consent N/13/00308/OUT	Approved 20.12.2024
PL/2024/04873	Variation of conditions to revise the Landscape Phasing Plan referenced under condition 3; to update the site masterplan referenced under condition 6; and to allow changes to the drawings and documents listed under condition 11; all pursuant to reserved matters approval ref 20/02511/REM	Approved 20.12.2024
20/02511/REM	Application for the approval of reserved matters (on appearance, landscaping, layout and scale) for the delivery of employment development comprising 50,000sqm incorporating Class B1(b), Class B1(c), Class B2 with ancillary B1(a), Class B8 and ancillary B1(a) uses including means of access, car parking, servicing and associated landscaping and works (Pursuant of Outline Application N/13/00308/OUT)	Approved 24.02.2021
N/13/00308/OUT	Outline Planning Application For Employment Development Comprising 50,000sqm Incorporating Class B1(b), Class B1(c), B2 With Ancillary B1(a), B8 & Ancillary B1(a) Uses Including Means of Access, Car Parking, Servicing, Associated Landscaping & Works	Approved 24.03.2017

Source: Wiltshire Council Online Planning Register

Pre-Application Advice and Public Consultation

- 3.14 A formal pre-application meeting with Officers from Wiltshire Council was held on 10 June 2025. The subsequent pre-application advice was received on 11 June 2025. Key elements of this are considered in the later sections of this Statement, and Page 9 of the Design and Access Statement (DAS) provides further key details on how the feedback received has been taken into consideration as part of this application.
- 3.15 The Pre-Application feedback received was positive, with comments received on the massing, orientation and positioning of the Proposed Development. Areas that were

highlighted for improvement were landscaping, surface water management and drainage, breaking up the masing/ scale of the development and sustainable construction methods. Each of these areas are discussed in the latter sections of this Planning Statement.

- 3.16 In order to ensure political and community stakeholders and the public were notified of the proposals, an engagement exercise was undertaken by DevComms. This included a newsletter mailing to the local community, a dedicated project website and online consultation, email briefings to elected representatives and a in-person public consultation event.
- 3.17 David Lloyd met with Local Councillors, and hosted a Public Consultation event on the 25th February 2026 at Chippenham Golf Club, Four Seasons Suite, The Club House, Malmesbury Road, Chippenham, Wiltshire, SN15 5LT.
- 3.18 Overall, the feedback confirms that there is significant support for the proposed development. Respondents highlighted that the provision of a leisure use facility at the site location is needed. 100% of the respondents support David Lloyd's proposals at Southpoint Business Park, Chippenham and are 'very supportive' of enhancing the offering of sporting and leisure facilities in Chippenham.
- 3.19 Further details on the consultation process, and outcomes of the public consultation are provided within the Statement of Community Involvement, prepared by DevComms, which supports this application.

4.0 Proposal

- 4.1 There is an increase globally in interest in both physical fitness and wellbeing which has shifted people's perceptions on the importance of exercise and mental resilience.
- 4.2 Within the UK there is a growing health-conscious population who are looking for facilities to improve and maintain their fitness and wellbeing.
- 4.3 David Lloyd prides itself on ensuring it provides the very best service to both members and staff. In 2025, for the third consecutive year, David Lloyd was awarded one of the best companies to work for in the UK as part of Sunday Times 'Top 10 Very Big Companies to work'. This is due to the company's core belief which states David Lloyd will do the right thing by its members, its employees and the communities in which the business operates. David Lloyd further looks to provide the best facilities, services and programs, innovative products and unrivalled expertise for their 640,000 UK members and over 11,500 employees.
- 4.4 The proposed health, fitness and racquet club at Chippenham consists of a new-built David Lloyd club, comprising a suite of studios and a range of facilities, meeting the needs and wants of all age groups (see extract of the Proposed Site Plan at Figure 4.1 below).

Figure 4.1 Proposed Site Plan



Source: Hadfield Cawkwell Davidson, on behalf of David Lloyd

4.5 The application seeks for full planning permission for:

“Erection of health, fitness and racquets club, including three outdoor tennis courts within an enclosed air dome structure, three outdoor padel courts enclosed within canopies, indoor and outdoor swimming pools, outdoor multi use court, outdoor battle box exercise facility, external spa garden, child activity area, lounge facilities including a business hub and terrace, together with ancillary facilities, car parking, servicing, landscaping and associated works.”

4.6 The range of facilities is summarised as:

- 1 External Sports Facilities
 - a 3 court permanent tennis air-dome enclosures
 - b 3 padel courts with canopies
 - c 1 multi-use court
 - d 1 battle box (external exercise / boot camp) facility
- 2 Swimming
 - a 5 lane, 20 metre internal pool
 - b 400/800mm deep learner pool
 - c 4 lane, 25 metre outdoor pool
 - d Outdoor Children’s pool
 - e Swim in/ swim out pool
- 3 Health and Fitness
 - a 2 court sports hall
 - b 120-140 station gym
 - c 4 studio spaces – rhythm and cyclone, blaze, high energy and mind and body studios
 - d Children's soft play and activity space
- 4 Spa
 - a Internal spa – pool, relaxation areas, sauna and steam
 - b External spa garden – pool sauna and relaxation areas, with a ‘swim in/out pool’ linking to the internal spa space
- 5 Leisure
 - a Lounge including adult lounge / business hub for members
 - b External lounge terrace
- 6 Ancillary
 - a Reception, changing, staff catered kitchen/ café bar
- 7 External

- a Terrace area
- b 277 car parking spaces, including 10 disabled, 5 parent and child and active and passive EV charger bays
- c 30 covered Cycle parking spaces
- d Delivery area

Internal Areas

- 4.7 The new health, fitness and racquets club will provide a premium facility that delivers a range of active and leisure pursuits for the whole community.
- 4.8 The internal floor plan has been organised to facilitate easy access and flow between related functional areas. Upon entry, the layout allows for a view of the reception, flowing into the adult lounge and business hub, family lounge seating area, children's play frame, and DL's kids' activity areas.
- 4.9 The lounge areas connect to the family, female, and male changing area to the west, the changing areas provide access the indoor pool and children's pool to the south. The indoor pool connects to the outdoor pools to the south and the indoor spa facilities to the west which flow into the outdoor spa garden via an access point and a swim-in/out pool. The sports hall is located directly north of the changing facilities.
- 4.10 The gym and studio facilities located at the first-floor level allow users privacy from the more visually connected spaces on the ground floor. The first floor is accessed via an internal stair and lift which is located adjacent to the ground floor reception. The stair-core provides a direct link to Mind & Body studio, without the need to access the main gym area. A studio waiting/circulation area connects the stair core to the gym, providing further access to the High Energy, Rhythm & Cyclone and Blaze facilities.

External Areas and Design Ethos

- 4.11 The proposed pool and main external terrace are orientated south to maximise the number of usable hours and enhance the amenity value of the space. The principal lounge area and internal pool open up onto this space, forming interconnecting views and linking internal / external uses. The main entrance to the building is orientated towards the site access point and is clearly visible to visitors upon arrival.
- 4.12 The proposed spa garden will be located to the west of the outdoor pools and to the south of the main building. A range of hard landscaping materials are proposed in order to define the various functional zones in the spa garden and soft landscaping, such as artificial grass, low border maintenance and wooden planters, has been incorporated. It is proposed that the spa garden will operate during the evening using a number of low intensity light solutions.
- 4.13 A multi-use court sits to the southeast of the main building, connecting to the 'Battle Box' area which comprises a branded black shipping container which contains all the necessary equipment for the classes. The container itself has a number of ropes and climbing obstacles on it that form many of the stations for the class participants. In front of the container is a small area of artificial turf with printed markings, showing the zones of

activity. The Battle Box and associated artificial turf is enclosed by a 1.1m high fence on all sides, with a gate on its northern axis.

- 4.14 The padel court area comprises a pergola and three external padel courts enclosed within a canopy. The material of the canopy consists of a white canvas, measuring a height of 8.4 metres. Vertical glass panels and higher-level mesh end panels enclose the padel courts, measuring to a height of 3 metres. Floodlights are located at each of the three padel courts that measure a height of 6 metres and are enclosed within the canvas. The canvas canopy will cover the entirety of the three padel courts, allowing members to utilise this facility in all weather conditions.
- 4.15 Three tennis courts are proposed to the north of the main building. The tennis courts are enclosed within a permanent air domes enclosure. The enclosure will be built via an inflatable structure which consists of a series of membranes that are layered on top of each other. The main membrane is manufactured from a translucent white polyester fabric coated with PVC on both sides and welded together in vertical panels, and the colour bad to the bottom section of the dome consists of a grey colour. This allows for good ball visibility with maximum levels of natural light. The permanent structure will measure a maximum height of 11 metres. The curved shape of the dome and its maximum height are designed specifically to cater to requirements based on court play and ball curvature. Thanks to the transparent membrane, lights are not required during daylight hours. Lighting of the permanent enclosure for night play is by LED fittings suspended internally beneath the dome structure. Access to the dome will be achieved via fixed steel fire exit revolving doors to the south of the structure. An external plant providing electric fans for the inflatable structure will be situated to the east of the development. The air dome will cover the entirety of the external tennis courts, allowing members to utilise this facility in all weather conditions.

Landscaping, Building Materials and Design Ethos

- 4.16 In terms of landscaping, the design allows for the Proposed Development to assimilate into its surroundings, and existing landscape, minimising the impacts on surrounding views. The landscape strategy maximises the use of native species and provides an array of planting mixes and patterns that align with the local landscape character.
- 4.17 To successfully interrupt the volume of the building, materials have been chosen consciously, and with variation. The proposed main building uses a variety of cladding and glazing to ensure the building is visually interesting and distinctive in the correct areas, such as the principal eastern façade.
- 4.18 Glazing will also be utilised as a tool for visual interest, and to break up the form of the building. The proposed glazing will also diminish the barriers between inside and outside. By placing glazing at ground level across the Site, the boundary between the internal lounge and pool and the external terrace and pool will be blurred, encouraging movement between these two zones. The glazing on the eastern façade (first floor level) allows for activities seen inside as a form of advertisement, encouraging users and newcomers to explore the plethora of activities available inside. Glazing is heavily used in areas of maximum activity within the building and used sparingly elsewhere, to give the building a feel of vibrant activity, whilst maintaining modesty and privacy for users, where needed.

- 4.19 For further information, please refer to the Design and Access Statement, prepared by Hadfield Cawkwell Davidson (HCD), which includes CGIs of how the proposal will look, in addition to details Site Plans, elevations and proposed materials.
- 4.20 Across the Site, high quality and consciously designed hard and soft landscaping will be incorporated as part of the external leisure offering, the footpaths throughout the site are detailed on the landscape masterplan. The Landscape Strategy, prepared by Weddles. also sets out the relevant and necessary maintenance and management techniques. Notably, all works are to be carried out in accordance with all relevant British Standards and the National Landscape Specification (NBS) 1998, latest revision.

Accessibility and Parking

- 4.21 The development will be served by 277 car parking spaces, including:
- 10 disabled
 - 5 parent and child
 - 28 EV charger bays; and
 - 28 future provisional EV spaces.
- 4.22 Parent and Child and disable parking are situated adjacent to the main entrance, providing ease of access.
- 4.23 30 cycle parking spaces are proposed to the northeast of the entrance, adjacent to the tennis dome enclosure. These cycle parking spaces will be covered, and adjacent to a clearly defined pedestrian route, leading to the entrance of the main building.

5.0 Planning Policy Context

- 5.1 The section of the report outlines national, strategic and local planning policy and guidance of relevance to the development. An assessment of the planning application against these policies is provided in Section 6.0.

National Planning Policy Framework

- 5.2 The revised NPPF was published in December 2024 and is a material consideration in the determination of planning applications. The NPPF is subject to a draft review, issued December 2025, to help make policies and guidance more focused and ‘growth friendly’².
- 5.3 Paragraph 10 states that, at the heart of the NPPF, is the presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 5.4 Paragraph 11 states that for decision-taking, applying a presumption in favour of sustainable development means approving development proposals that accord with an up-to-date development plan without delay.
- 5.5 Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Local authorities should support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.
- 5.6 The NPPF acknowledges that the planning systems should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (paragraph 124). Paragraph 125 (c) gives substantial weight to the value of using suitable brownfield land.
- 5.7 Paragraph 91 states, for commercial ‘town centre uses’, which include commercial leisure uses such as David Lloyd, that LPAs should:
- “... apply a sequential test to planning applications for main town centre uses which are neither in an existing centre nor in accordance with an up-to-date plan. Main town centre uses should be located in town centres, then in edge of centre locations; and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered”*
- 5.8 Paragraph 94 requires that out-of-centre retail proposals which exceed 2,500sqm (or a locally set threshold which in this case is 2,500sqm) include a retail impact assessment.
- 5.9 Paragraph 95 notes that where an application fails to satisfy the sequential test or is likely to have “significant adverse impact”, it should be refused. National policy has been drafted in these terms because it is accepted that most new developments will have at least some

² The consultation commenced on 16th December 2025 and closes on 10th March 2026.

impact on the surrounding area. The pertinent question, therefore, is not whether there will be an impact, but whether the impact is *'significant'* and *'adverse'*.

5.10 The NPPF recognises the importance of sports and recreation facilities as key mechanisms which can promote *'healthy and safe communities'* (chapter 8). The Framework states that planning policies should aim to achieve healthy, inclusive and safe places which:

5.11 Chapter 8 of the NPPF continues to highlight the importance of having *"Access to a network of high-quality open spaces and opportunities for sport and physical activity" for the well-being and health of communities"*.

5.12 Paragraph 96 of the NPPF states that places should promote social interaction, for example through mixed-use developments, strong neighbourhood centres, and enable and support healthy lifestyles. Paragraph 98 of the NPPF states that to provide the social, recreational and cultural facilities and services the community needs, planning decisions should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments.

5.13 Section 12 of the NPPF requires all new development to be of a high quality and design, and consider the surrounding context of an area, as well as a positive contribution to inclusive and safe environments. Paragraph 131 highlights that good design is a key aspect for achieving sustainable development, creating better places in which to live and work and helping make development acceptable to communities.

5.14 Section 15 seeks to protect and enhance the natural and local environment. Paragraph 187 states planning decision should achieve this by *"minimising impacts on and providing net gains for biodiversity"* and *"preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability."*

5.15 Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

"enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."

The Development Plan

- 5.17 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the determination of a planning application must be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.18 The Statutory Development Plan for the Site comprises:
- Wiltshire Core Strategy (WCS), adopted January 2015;
 - Chippenham Site Allocation Plan, adopted May 2017;
 - Chippenham Neighbourhood Plan 2023-2038, made May 2024; and
 - Wiltshire and Swindon Waste Core Strategy 2006-2026, adopted July 2009.
- 5.19 The WCS provides the Development Plan for the Wiltshire administrative area. The adopted policies that are relevant to the determination of this application include:
- CP1: Settlement Strategy
 - CP2: Delivery Strategy
 - CP3: Infrastructure Delivery
 - CP10: Spatial Strategy for Chippenham Community Area
 - CP34: Additional Employment Land
 - CP38: Retail and Leisure
 - CP41: Sustainable Construction and Low Carbon Energy
 - CP50: Biodiversity and Geodiversity
 - CP51: Landscape
 - CP52: Green Infrastructure
 - CP57: Ensuring High Quality Design and Place Shaping
 - CP58: Ensuring the Conservation of the Historic Environment
 - CP60: Sustainable Transport
 - CP61: Transport and Development
 - CP66: Strategic Transport Network
 - CP67: Flood Risk
 - CP68: Water Resources

Chippenham Site Allocations Plan, adopted May 2017

- 5.20 The Site is located on the Rowden Park Site which falls within Policy CH1 of the Chippenham Site Allocations Plan as part of the South West Chippenham allocation identified for mixed uses including “*18ha of land for employment (B1, B2 and B8 uses of the Use Classes Order) adjacent to the A350*”.

Chippenham Neighbourhood Plan 2023-2038, Made May 2024

5.21 The adopted policies that are relevant to the proposed development from the Neighbourhood Plan are:

- SCC1: Net Zero Carbon Development
- SCC2: Sustainable Design and Construction
- GI1: Protecting and Enhancing Biodiversity
- GI4: Green Corridors
- GI5: Trees, Woodlands and Hedgerows
- T1: Provision and Enhancement of Cycle Paths
- T2: Access to the Bus Network
- T3: Electric Vehicle Charging Infrastructure
- E1: Circular Economy

Site Context, Local Plan and Other Site Designations

5.22 The relevant Development Plan for the area is the Wiltshire Core Strategy (adopted 2015).

5.23 Notwithstanding the site allocation, the Local Plan Policies Map notes that the site also falls within the following designations:

- Environment Agency Source of Protection Zone
- Avon Vales Countryside Character Area
- Grade 3 Agricultural Land

Emerging Policy

5.24 Wiltshire Council submitted the Wiltshire Local Plan to the Secretary of State for Housing Communities and Local Government for independent examination on 28 November 2024. The first stage of hearings has been completed, and the second stage commenced on 11 November 2025.

5.25 A letter from the Inspectors' leading the Examination was issued to the Council in December 2025 which set out the further work needed before the Local Plan could move forward. The Council have since responded in late January 2026, confirming that the necessary resources and governance have been put in place to complete this work as quickly as possible. Following an anticipated consultation on proposed main modifications to the draft Local Plan, the adoption of the plan is now expected in 2027.

5.26 Whilst not yet a material consideration, some/limited weight has been given to emerging policy in Section 6 of this Planning Statement, as the draft policies are yet to be fully independently examined by the Planning Inspectorate.

Other Material Considerations

5.27 In addition to the statutory Development Plan, the following policy documents are also of relevance:

- Wiltshire Design Guide (adopted 2024);
- Planning Practice Guidance;
- Minerals and Waste Core Strategy (adopted 2009)

Biodiversity Net Gain

5.28 From 12th February 2024, Biodiversity Net Gain ('BNG') became mandatory for major development under Schedule 7A of the Town and Country Planning Act 1990, requiring a BNG of 10% to be delivered. BNG means a development will result in more or better-quality natural habitat than there was before development.

Sport England – Planning for Sport Guidance (2019)

5.29 In June 2019, Sport England produced the Planning for Sport Guidance that focuses on 12 principles which seek to help the planning system provide opportunities for all to take part in sport and physical activity.

5.30 The guidance builds upon the importance the Government has placed on the need for the planning system to enable and support healthy lifestyles, in the National Planning Policy Framework.

5.31 At the heart of the guidance are the overarching principles, principle 1 states planning must recognise and give significant weight to the benefits of sports and physical activity. It is acknowledged that formal, informal, team, group or individual activities, sport and physical activity generate considerable socio-economic benefits to individuals, communities and the wider society. The guidance also provides a set of principles following three key themes; protect, enhance and provide.

5.32 Principle 6 states planning must "*support improvements to existing sport and physical activity provision where they are needed*". The guidance adds improvements to existing sports and physical activity provision can play a key role in helping people to become and stay active as well as improving the use and viability of the provision. They can enhance the experience for existing users, increase the capacity of the provision and ensure the best use is made of a site for sport and physical activity.

Wiltshire Playing Pitch Strategy (2017) and Playing Pitch Strategy and Action Plan 2024 – 2034 (2024)

5.33 The Playing Pitch Strategy (PPS) for Wiltshire Council was adopted in 2024 and builds upon a preceding Assessment Report in 2017. The reports provide a strategic framework in relation to the provision of playing pitch facilities in Wiltshire. The remit of the Playing Pitch Strategy covers the major 'pitch sports' comprising Association Football; Cricket; Hockey; Rugby, 3G pitches and some grass pitch sports (e.g. American Football and Aussie rules).

- 5.34 The Strategy confirms that the existing position for all playing pitch sports is either that demand is being met or that there is a shortfall, whereas the future position shows the exacerbation of current shortfalls and the creation of additional shortfalls for some pitch/facility types and in some areas where demand is currently being met. In relation to football, there is also a specific shortfall of 3G pitches that can only be met through increased provision.

6.0 Planning Assessment

6.1 It is imperative to understand the overarching planning case for the Proposed Development and the context in which David Lloyd is bringing the scheme forward within Chippenham.

6.2 In conjunction with Lichfields' sequential, leisure, and health impact assessment, this section sets out an assessment of the relevant planning issues associated with the proposed development. The following areas are considered specifically relevant in this instance.

- 1 Principle of Development
- 2 Design, Layout, Height and Massing
- 3 Landscape and Lighting
- 4 Ecology and Biodiversity
- 5 Transport, Access and Parking
- 6 Energy and Sustainability
- 7 Flooding and Flood Risk
- 8 Other Considerations

Principle of Development

Employment Uses and Employment Allocation

6.3 Paragraph 85 of the NPPF states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

6.4 Policy CP34 of the WCS states that new employment outside the Principal Settlements, Market Towns and Local Service Centres will be supported that i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the Council.

6.5 The site falls within the Rowden Park Site in the Policy CH1: South West Chippenham Site Allocation which extends to approximately 171 hectares of land at the south west of Chippenham and allocates 18 hectares of land for employment (B1, B2 and B8 Use Classes) adjacent to the A350. It is recognised that the Policy does not restrict other types of development on the Site and this is highlighted by Officers in the pre-application advice received for the proposals.

Planning History

6.6 As noted earlier, in accordance with the allocation, outline planning permission was granted in March 2017 for employment development comprising 50,000sqm incorporating

Class B1(b), Class B1(c), B2 With Ancillary B1(a), B8 & Ancillary B1(a) uses and followed by an associated reserved matters approval in February 2021 (refs: N/13/00308/OUT & 20/02511/REM).

- 6.7 During pre-application discussions, Wiltshire Officers confirmed that the planning application for a David Lloyd Club, although comprising an 'E' Class Use, would fall outside of the permitted 'B' class uses of the existing planning permissions and that the approval and policy would not adequately cover the proposed David Lloyd use. As such, the proposals are submitted as a full planning application and not as another reserved matters application.
- 6.8 Nevertheless, it is considered that the granting of the outline and reserved matters planning applications demonstrate the acceptability of the principle of employment/commercial type economic development on the site.
- 6.9 To confirm, a full and thorough marketing campaign has been undertaken on the site by Whitmarsh Lockhart LLP and Avison Young since January 2022. A Marketing Report has been submitted alongside this application and provides evidence of the lack of interest for traditional employment uses and the appropriate nature of the David Lloyd proposals as the only serious occupier interest during this period. Further details are provided within the Marketing Report, prepared by Whitmarsh Lockhart LLP and Avison Young.
- 6.10 Therefore, the proposed development, by virtue of its location, will not prejudice the development potential of other land being realised to meet the identified needs of the Borough or support the long-term planning of the area or comprehensive development of an allocated site. Conversely, the proposed development will help to realise the development of an allocated site by providing employment and economic development which seeks to integrate with the other employment uses approved by the outline planning permission, including the adjacent Siemens development.

Proposed Employment / Economic Use and relationship with Policy CP34

- 6.11 It is noted that there are significant changes in the allocated traditional employment uses which have dramatically changed since the Covid-19 pandemic and the introduction in 2020 of the new Class E Business, Commercial and Service Use Class by the Government.
- 6.12 The David Lloyd model sits between a Class E(d) use for indoor sport, recreation or fitness and Class F2 (d) for indoor or outdoor swimming pools and other outdoor facilities. As such, the proposals can be recognised as a 'Commercial, Business, Service Use' which is an employment and economic use that contributes significantly to the local and national economy. Policy CP34 does not fully recognise the more recent updates to the Use Classes Order and sets a preference for traditional B1/B2/B8 uses.
- 6.13 The proposed David Lloyd health, fitness and racquets club will provide leisure facilities to support the wider allocation site, contributing towards the overall vision for the area and also generating between 80-100 FTE's which is a significant number of jobs for the catchment. This is a far higher job creation figure compared to warehouse development (Use Class B8) and is largely proportional to the job creation figures of a general industrial development (Use Class B2).

- 6.14 Furthermore, the David Lloyd proposals will seek to deliver employment uses in one 'phase', leading to less disturbance to residential amenity and construction impacts, and the delivery of greater jobs in a quicker timescale.
- 6.15 Based on David Lloyd's experience and business model across the country, it is noted that David Lloyd clubs can succeed alongside traditional employment uses, with the company's training programmes targeting the 18-25 job market and addressing local employment needs.
- 6.16 Moreover, the Proposed Development will generate further off-site employment by way of supply chain jobs and construction employment, during the construction phase. It can therefore be deemed that the Proposed Development aligns with the intended 'land for employment' stated in wording of the site allocation.
- 6.17 Further information on the economic and social impact of a new David Lloyd club is outlined in the Economic and Social Impact Statement, prepared by Lichfields, which accompanies this application.

Policy CP34

- 6.18 With regard to Policy CP34, the proposals would adhere to the criteria for additional employment land as follows:
- i. Are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements or; **The site sits adjacent to the Chippenham settlement boundary and within a strategic allocation for employment uses.**
 - ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification or; **Not applicable.**
 - iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages or; **Not applicable.**
 - iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the Council. **The site complies with this limb of the policy as the proposed use aligns with the strategic employment allocation for the site and provides significant economic benefits from the proposed development.**

Summary

- 6.19 In summary, the Proposed Development is therefore in accordance with Policy CS34 of the WCS, Policy CH1 of the Chippenham Site Allocations Plan and draft Policy 6 of the Local Plan Review and as it will support job growth and economic prosperity within the District, accord with the policy criteria for new employment uses, accord with the employment aims of the site allocation and complements, rather than adversely impacts, development of other uses within the wider site allocation.

Demand for Health and Leisure Facilities

- 6.20 The NPPF recognises the importance of sports and recreation facilities as key mechanisms which can promote 'healthy and safe communities' (Chapter 8). The Framework states that that *"planning policies and decisions should aim to achieve healthy, inclusive, and safe places which [...] enable and support healthy lifestyles, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs"* (Paragraph 96).
- 6.21 Policy CP38 states that all proposals for leisure uses not within a town centre, and in excess of 200 sqm, including the extension of units must be accompanied by an impact assessment, which meets the requirement of national guidance and established best practise, in addition to complying with the sequential approach.
- 6.22 The proposals will provide a significant boost to the District's sporting and leisure provisions and seeks to enhance outdoor sports and recreation facilities for local residents.
- 6.23 The Sequential Test and Leisure and Health Impact Assessment, both prepared by Lichfields, demonstrates that there are no alternative sites that are available or suitable for the site-specific need identified and, as such, the sequential test is passed. Furthermore, it is not considered that there any impacts will arise to either the vitality and viability of the designated town centres itself, or any proposed investment in health and fitness within the town to evoke paragraph 94 of the NPPF (2024).
- 6.24 Taking into account the national and local policy position above, the proposal for a high-quality sports and recreation facilities at the Site will provide the opportunity for wider public health benefits, including an increase in access to sports and recreation facilities, as well as leisure spaces for community engagement. Therefore, the proposed development accords with both national and local policies, and should be supported.

Design, Heritage and Amenity

- 6.25 The need for good design is emphasised at all policy levels. NPPF Paragraph 131 states that *"good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*
- 6.26 Policy CP57 of the Core Strategy requires that high quality design is required in all new development, and that development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.
- 6.27 Policy CP58 of the Core Strategy aims to protect the historic environment within Chippenham. It states that where possible, development should protect, conserve and where possible enhance the historic environment. The nearest heritage asset is the Grade II listed Showell Farmhouse, Granary and Barn, sited approximately 0.25 miles southeast of the Site. The proposal will have no material impact on the significance of heritage assets including the setting of listed buildings, as confirmed by the pre-application advice received from Officers.
- 6.28 Neighbourhood Plan Policy SCC2 states that proposals for all major developments will demonstrate optimised sustainability credentials in terms of design, construction materials and methods of construction. The proposals will utilise a fabric first approach to

sustainability/ low energy initiatives, with materials and details chosen to create a well-insulated external envelope and maximise air tightness. Additionally, the Proposed Development has been designed with a compact building footprint, with a reduced overall volume in order to minimise the amount of energy requires to heat / cool the space.

- 6.29 In response to comments received from Officers in the pre-application advice, photovoltaic panels are to be located on the main roof areas to help meet the energy requirements of the Proposed Development.
- 6.30 The Proposed Development's design features have been carefully considered throughout, responding well to the surrounding context, whilst supporting the building's function, and the spatial requirements.
- 6.31 The swimming pool terrace and other external facilities are oriented to the south west of the Site, to maximise the number of usable hours and enhance the amenity value of the space. The principal lounge area and internal pool look out and open up to this space, creating an interconnection between the internal and external features and associated views.
- 6.32 The main entrance is oriented towards the site access point, so this is clear and unobstructed to visitors upon arrival, whether that be by car, bike or on foot.
- 6.33 Many of the spaces within the facility have precise criteria for their specifications / dimensions in terms of floorspace area and clear height, which have influenced the layout of the proposals. The spaces that have influenced the massing of the building are the sports hall, pool hall and fitness suite. The sports hall is arranged in along the elevation parallel to the inflatable dome and gradually increases In height towards the centre of the building.
- 6.34 Spaces with similar requirements, such as the gym and studios have been grouped together intentionally to rationalise the composition of the Proposed Development. Spaces that provide glazed facades have been positioned along the south and east elevations, ensuring that these elevations remain as active as possible on the approach to the buildings and from the outside pool and lounge area.
- 6.35 The materials proposed throughout the site are of high quality and have been intentionally chosen to break up the volume of the building to visually bring it down to a more human scale. This has been done by using varying building materials, such as curtain wall glazing, which also serves to diminish the barrier between the inside and outside of the Club, whilst metal cladding in these areas provides visual interest. The provision of a podium, on which the rest of the building sits allows the other elements to appear 'floating' above the brick, reducing the overall volume of the building, whilst the aluminium standing seam roof is a high-quality material, chosen to allow for the shallow curved profile of the roof. Further details of the proposed materials are provided on page 19 of the Design and Access Statement, prepared by HCD.
- 6.36 Internally, the club will have an intentionally simple internal circulation. Directional and information signage adopted throughout the club will be supplemented with pictograms of symbols, wherever possible. External, pedestrian routes are proposed to be level, clearly signposted and adequately lit to ensure legibility, accessibility and safety for all users across the Site.

- 6.37 The high-quality design of the building and the materials and the consideration given to the layout and landscaping of the proposals fully accord with the design principles set out within national and local planning policy. Further details pertaining to design are provided in the Design and Access Statement, which accompanies this application.

Landscaping

- 6.38 Policy CP51 states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be informed by and sympathetic to the distinctive character areas.
- 6.39 Emerging Policy 91 requires that development will conserve and where possible enhance Wiltshire's landscapes by being of high quality-design that is appropriate to its townscape and landscape context in accordance with the National Design Guide and Wiltshire Design Guide, that incorporates green and blue infrastructure, supports climate resilience, biodiversity enhancement, and health and wellbeing of the local community.
- 6.40 The Site sits in the Avon Open Clay Vale 12B of the Wiltshire Character Assessment, which is characterised by a declining condition and moderate strength of character with an overall strategy to conserve and improve.
- 6.41 It should be noted that the site is part of a wider site which gained outline planning permission and reserved matters approval for major employment development, including large scale industrial units. Furthermore, the development of a David Lloyd club on this site will also be seen in the context of the built Siemens building which is a very significant structure and sits adjacent to the application site.
- 6.42 As such, the siting of the Proposed Development and its associated landscaping proposals have been carefully considered in response to the surrounding area and the context above and the advice from Officers received at pre-application stage. The proposed landscaping will allow the Site to assimilate into the existing landscape and minimise the impact on surrounding views. Further information is provided within the landscape planting drawings and Landscape and Visual Appraisal prepared by Weddles which accompanies this application.

Lighting

- 6.43 A Lighting Impact Assessment has been prepared by ELM, which accompanies this planning application, and confirms that the lighting design has been prepared in accordance with best practice and in line with current guidelines to minimise the impact on adjacent flora and fauna.
- 6.44 All proposed luminaires are high-efficient LED light sources and have a full cut off with zero direct upward light. The submitted Proposed External Lighting Plan demonstrates that the proposals will result in very limited light spill outside of the red line boundary of the Site, and therefore the impact is negligible.
- 6.45 The sports flood light luminaries have a colour temperature of 4000k as recommended in the external sports lighting guidelines (Min 300k -Ref LGO4) to maximise the players visibility which is crucial when playing fast paced sports such as padel tennis.

Ecology and Biodiversity

- 6.46 The NPPF states that development should contribute to and enhance the natural and local environment (Paragraph 180), protecting and enhancing valued landscapes and Sites of biodiversity value and minimising impacts on and providing net gains for biodiversity.
- 6.47 Policy CP50 requires development proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. In addition, all developments should seek opportunities to enhance biodiversity, with major developments in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats.
- 6.48 Policy CP51 states that development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.
- 6.49 Policy CH1 Of the Chippenham Site Allocations Plan states that development within the Site allocation must include strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting.
- 6.50 Chippenham Neighbourhood Plan Policy GI1 relates to protecting and enhancing biodiversity and requires the retention of ancient trees and hedgerows and/or trees and hedgerows of arboricultural value, additional planting should extend tree cover; retention of blue infrastructure and where sustainable drainage systems (SuDS) are being created these should be multifunctional; retention of native plants and wildflower areas and extend through landscaping proposals; protection of bat habitats and incorporation of biodiversity enhancement measures into new construction.
- 6.51 Policy GI4 of the Chippenham Neighbourhood Plan identifies the strategic green corridors within the jurisdiction, and states that all development located within, or adjacent to the Green Corridors identified must be designed to protect and enhance these corridors.
- 6.52 Emerging Policy 88 reiterates these requirements, stating that development proposals must demonstrate how they protect features of nature conservation value, both terrestrial and aquatic and geological value as part of the design rationale.
- 6.53 Substantial planting and open space are featured throughout the Proposed Development, incorporating native species that are cohesive and complementary to the surrounding wildlife. None of the mature trees or hedgerows within the Railway Line green corridor will be felled to facilitate the proposal.
- 6.54 An Ecological Appraisal has been undertaken at the Site by Ecosupport to identify any potentially important ecological features that may be affected by the proposed development. The report includes recommended mitigation measures which will ensure any adverse impacts are avoided and protect features of value. Targeted ecological enhancements and precautionary measures during construction have also been recommended to ensure there will not be any residual impacts and to provide a net gain.
- 6.55 The Proposed Development will not result in the removal or alterations of any of the hedgerows and green corridors on Site and therefore the impact to the potential species on Site has been minimised, in accordance with national and local policies.

Trees

- 6.56 Policy CP52 states that development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the networks are provided and maintained.
- 6.57 Saved Policy NE12, Woodland, from the North Wiltshire Local Plan 2011 supports the creation, conservation, enhancement and positive management of woodlands across the district.
- 6.58 Saved Policy NE14, Trees, site features and the control of new development, from the North Wiltshire Local Plan 2011 confirms that permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development.
- 6.59 Emerging Policy 90 of the Local Plan Review states that proposals for major development shall make provision for the retention and enhancement of Wiltshire's woodlands, hedgerows and trees, and shall incorporate these assets into development design.
- 6.60 An Arboricultural Survey Impact Assessment and Arboricultural Method Statement, prepared by RMT Tree Consultancy has been submitted in support of this application. The report concludes that at the time of survey (February 2026), one tree was conserved to be category B and moderate value, with the remaining trees and groups as category C. As a result of the Proposed Development, there is no requirement for the removal or pruning of any trees. The Proposed Development therefore accords with the adopted and emerging Policy.

Biodiversity Net Gain

- 6.61 Aligning with the mandatory requirement for 10% BNG to be delivered (under Schedule 7A of the Town and Country Planning Act 1990), adopted Policy CP50 and emerging Policy 89 seeks to ensure no net loss in biodiversity and provide a net gain where possible, through the planned retention, enhancement and creation of habitats and wildlife features, appropriate to the scale, type and location of development.
- 6.62 Policy GI1 of the Chippenham Neighbourhood Plan states that features of significant biodiversity value should be retained and enhanced. In addition, major development proposals must demonstrate a biodiversity net gain of at least 10% and are encouraged to deliver in excess of 10% Biodiversity Net Gain.
- 6.63 Emerging Policy 89 states that development must achieve a minimum of 20% biodiversity net gain, or higher as stipulated in national legislation and/ or policy or supplementary guidance, over the pre-development biodiversity value, as measured by the biodiversity metric. However, this is not an adopted policy as part of Wiltshire's current development plan.
- 6.64 A BNG Assessment, HMMP and the statutory biodiversity metric, have been prepared by Ecosupport. The reports conclude that the Proposed Development will secure a biodiversity net gain of 14.52% through on-site enhancements through the proposed landscaping scheme and planting strategy.

- 6.65 Further details of landscaping, planting, tree strategy and BNG are available within the BNG assessment and HMMP, prepared by Ecosupport and the Landscaping Planting Plans, prepared by Weddles.

Transport, Access and Parking

- 6.66 The NPPF stipulates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 116).
- 6.67 Policy CP60 of the Core Strategy states that the council will use its planning and transport powers to help reduce the need to travel, particularly by private car, and support and encourage the sustainable, safe and efficient movement of people and good throughout Wiltshire.
- 6.68 Further to this, Policy CP61 states that new developments should be located and designed to reduce the need to travel particularly by private car, and encourage the use of sustainable transport alternatives.
- 6.69 Chippenham Neighbourhood Plan Policy T1 discusses the provision and enhancement of cycle paths and Policy T2 states that proposals that seeks to retain and improve existing bus infrastructure will be supported. following on from this, Policy T3 encourages the inclusion of electric vehicle charging points in new developments. The Proposed Development includes 30 covered cycle spaces and 28 active electric vehicle charging spaces and 28 future provision electric vehicle charging spaces, should the demand dictate the need for them.
- 6.70 Emerging Policy 71 accepts that in rural areas it can be recognised that access to sustainable transport options will be limited but opportunities should be taken to allow people to travel by a choice of transport options.
- 6.71 It is noted that the Proposed Development does not include any provisions for public transport on the Site directly. It should however be recognised that as part of the wider site allocation, there are significant public transport provisions proposed, including a bus stop in close proximity to the entrance of the Site, connecting the Site to Chippenham Town Centre. Additionally, the Site provides 30 covered cycle parking spaces adjacent to the entrance, encouraging the use of active transport.
- 6.72 Further to the nearby bus stops, the wider Southpoint Business Park application (Ref. 20/02511/REM) intends to provide a temporary pedestrian route which will connect the Site to Chippenham.
- 6.73 In accordance with adopted Core Strategy Policies 60 and 61 and emerging Policy 71, a Transport Assessment and Travel Plan have been prepared by SLR Consulting, which provides an assessment of the impact of the Proposed Development in terms of transport, access and parking and confirms that the proposals are considered acceptable given the site is in a sustainable location and the overall impact in terms of NPPF is not severe.

Energy and Sustainability

- 6.74 Paragraph 157 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate. Paragraph 159 further states that new development should be planned for in ways that can help to reduce greenhouse gas emissions, such as through its location, orientation and design.
- 6.75 Policy CP41 states that new development, building conversions, refurbishment and extensions will be encouraged to incorporate design measures to reduce energy demand, including good insulation and design to take advantage of natural light and heat from the sun and use of natural air movement for ventilation. Emerging Policy 85 furthers this, stating that non-residential development must limit carbon emissions through sustainable development, and major developments are to achieve BREEAM excellent and achieve net zero carbon in operation emissions.
- 6.76 Chippenham Neighbourhood Plan Policy SCC1 requires that major development proposals for all new buildings will need to include an energy statement which demonstrates whether a development will achieve an annual operational net zero carbon emissions balance, by modelling each building's estimated regulated energy consumption. It continues to state that in seeking to achieve a net zero carbon development, fabric energy efficiency should be prioritised as far as possible.
- 6.77 Chippenham Neighbourhood Plan Policy E1 states that development proposals that seeks to create circular economy benefits for industrial or agricultural processed or for built development will be supported in principle, and further that development proposals from businesses are encouraged to demonstrate that they are designing-out waste and pollution wherever feasible.
- 6.78 As such, in accordance with adopted and emerging policies, an Energy Statement, BREEAM report and pre-assessment have been prepared by H&K and Method Consulting to accompany this application. The Energy Statement is structured based on the following matters: energy efficient design; low carbon technologies; and renewable energy technologies.
- 6.79 The Energy Statement concludes that the integration of the energy efficiency measures outlined in the strategy will result in significant reductions in overall energy usage. When combined, the active and passive measures of energy efficiency will deliver an improvement in regulated energy performance compared to the baseline requirements of Part L of the 2021 Building Regulations, equating to an annual carbon dioxide savings of 29 tonnes, contributing positively to local and national carbon reduction targets.
- 6.80 An Embodied Carbon Report has also been prepared by Method Consulting which includes a life-cycle assessment study to determine the embodied carbon emissions of the proposed development. Despite there being no requirement in adopted planning policies to undertake an embodied carbon assessment, its completion demonstrates the project team's ambition to develop a sustainable design, through calculating the embodied carbon result of the project, and examining alternative designs and strategies to seek potential carbon reduction opportunities for this or future projects.

Flood Risk and Drainage

- 6.81 The NPPF paragraph 181 states that development should be avoided in areas at the highest risk of flooding, and where it can be demonstrated that the most vulnerable development is located in areas of lowest flood risk the development is appropriately flood resistant and resilient, it incorporates sustainable drainage systems, any residual flood risk can be safely managed, and safe access and escape routes are included.
- 6.82 Core Strategy Policy CP67 states that all new developments will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground.
- 6.83 Core Strategy Policy CP68 confirms that non-residential development is required to incorporate water efficiency measures and provide details of how water efficiency has been taken into account during the design of proposals.
- 6.84 Emerging Policy 95 requires that a Site-specific Flood Risk Assessment, Surface Water Drainage Strategy and Groundwater assessment should be prepared and all new developments will include measures to reduce the rate of rainwater runoff and incorporate Sustainable Urban Drainage (SuDs).
- 6.85 Following the update to the Environment Agency's Flood Map for Planning in August 2025, a portion of the site (concentrated to the South) now sits within Flood Zones 2 and 3. As the Proposed Development does not include any residential, hotel or medical facilities, it is classed as a 'less vulnerable' use in a flood risk scenario.
- 6.86 Stantec who are the designers for the developer, Baylis Estates, on Southpoint Business Park, have been liaising with the Environment Agency and are designing a flood mitigation strategy to reduce any impacts on the development. The mitigation strategy will include using landscaped areas of the site to store flood waters and divert any flooding into existing water courses at permitted discharge rates. The David Lloyd proposals allow for the flood mitigation areas within the soft landscape boundaries.
- 6.87 Surface water attenuation is provided within the site by a combination of tanked permeable paving to outdoor sports facilities, and a large attenuation pond. An attenuation pond has been determined as the most sustainable means of surface water attenuation and discharge from the application site, as ground conditions are not suited to the use of infiltration, and no new connection can be practicably made to any watercourse.
- 6.88 Foul flows from the development are to be conveyed via a gravity system to the as-built foul drainage system constructed to serve the wider Southpoint Business Park development. The receiving foul drainage system continues beyond the application site in a north direction along the development estate road towards a new sewage pumping station, which is understood to have been built to adoptable standards in consultation with Wessex Water.
- 6.89 Further details are set out in the accompanying FRA and SUDS strategy prepared by Willis Hazel Engineers.

7.0 Conclusion

- 7.1 Lichfields has been instructed to submit a full planning application on behalf of David Lloyd Leisure Ltd and Baylis Estates to accompany a full planning application for the erection of a new David Lloyd health, fitness and racquets club on Southpoint Business Park (Plot 100), A350 West Cepen Way / N4528 Patterdown, Chippenham SN15 2NU
- 7.2 The proposal includes the main David Lloyd Health and Racquets Club Building, three outdoor tennis courts within an enclosed air dome structure, three outdoor padel courts enclosed within canopies, indoor and outdoor swimming pools, outdoor multi use court, outdoor battle box exercise facility, external spa garden, child activity area, lounge facilities including a business hub and terrace, together with ancillary facilities, car parking, servicing, landscaping and associated works.
- 7.3 David Lloyd Leisure Clubs is a significant employment provider within the UK with 108 clubs which currently employ over 11,500 people and growing, including leading experts in fitness, racquet sports and swimming. The DLL Club is expected to generate up to 100 full and part time jobs and as such, the Proposed Development would represent a significant employer within the District.
- 7.4 The Proposed Development presents a significant and unique contribution to the District's sporting facilities and aims to provide members with the opportunity to focus on improving well-being, resilience and health, helping to positively meet the current and future member's needs and demands.
- 7.5 There are significant benefits arising from the principle of the proposed development that weigh in favour of its approval. Further, the proposals have been designed to a high standard, utilising a number of measures to ensure a highly sustainable design. The proposal has been designed in conformity with relevant national and local policies on design as well as landscaping, lighting, trees, ecology, biodiversity, transport, energy and sustainability and flood risk / drainage.
- 7.6 Section 6.0 demonstrates how the Proposed Development accords with the local and national planning policy and concludes that the erection of the new Club will have no substantial material impact on the surrounding area.
- 7.7 David Lloyd would seek to implement the proposed use as soon as possible upon the grant of planning permission.
- 7.8 If you have any further queries, please do not hesitate to contact Ian Anderson on Ian.anderson@lichfields.uk or Ollie Collins on Ollie.Collins@Lichfields.uk in the first instance.