

Wiltshire Council
Planning Department
Monkton Park Offices,
Monkton Hill,
Chippenham,
SN15 1ER

Date: 18 March 2026

Our ref: 70904/01/IAN/OC/40791620v1

Your ref: PP-14708319

To Whom It May Concern

Full Planning application for the erection of a new David Lloyd Health, Fitness and Racquets Club

On behalf of the Applicant, David Lloyd Leisure Ltd and Baylis Estates, please find enclosed an application for planning permission 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.

The proposal includes 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.

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”.

This Covering Letter sets out the details of the enclosed application documents which comprises the following:

- 1 Completed Application Form, CIL Form and Ownership Certificates;
- 2 Covering Letter, prepared by Lichfields;
- 3 Sequential Assessment¹, prepared by Lichfields;
- 4 Impact Statement (Leisure and Health), prepared by Lichfields;
- 5 Statement of Community Involvement, prepared by DevComms;

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

- 6 Economic and Social Impact Statement, prepared by Lichfields;
- 7 Application drawings, prepared by HCD (See Appendix 1 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;
- 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
- 22 Marketing Report, prepared by Whitmarsh Lockhart LLP and Avison Young.

The application has been submitted via the Planning Portal (ref. PP-14708319) and the planning application fee of £33,738.00 (including VAT and service charge) has been paid via Planning Portal.

In summary, we consider that the proposed development is in accordance with local and national planning policy. The proposed erection of a new David Lloyd health, fitness and racquets club will have no material impact on the surrounding area and will positively impact the District through the delivery of new employment uses on an allocated site, supporting health, fitness and wellbeing for Wiltshire residents and contributing to the local economy.

We trust the enclosed documents are sufficient to enable the application to be validated and look forward to receiving your decision as soon as possible. In the meantime, if you have any questions, please do not hesitate to contact me at ollie.collins@lichfields.uk or my colleague Ian Anderson at ian.anderson@lichfields.uk.

Yours faithfully

A solid black rectangular box used to redact the signature of Ollie Collins.

Ollie Collins
Senior Planner
BSc (Hons) MSc MRTPI

Appendix 1 – Drawing Schedule

Drawing Name	Reference	Scale
Location Plan	24245-HCD-ZZ-00-DR-A-PL-001	1:2500 @ A3
Existing Site Plan	24245-HCD-ZZ-00-DR-A-PL-002	1:500 @ A1
Proposed Site Plan	24245-HCD-ZZ-00-DR-A-PL-003	1:500 @ A1
Proposed Ground Floor Plan	24245-HCD-ZZ-00-DR-A-PL-004	1:100 @ A0
Proposed First Floor Plan	24245-HCD-ZZ-00-DR-A-PL-005	1:100 @ A0
Proposed Roof Plan	24245-HCD-ZZ-00-DR-A-PL-006	1:100 @ A0
Proposed GA Elevations	24245-HCD-ZZ-00-DR-A-PL-007	1:100 @ A1
Proposed GA Sections	24245-HCD-ZZ-00-DR-A-PL-008	1:100 @ A1
Proposed Materials Site Plan	24245-HCD-ZZ-00-DR-A-PL-010	1:500 @ A1
Proposed Boundary Treatment Plan	24245-HCD-ZZ-00-DR-A-PL-011	Varies @ A1
Proposed Tennis Dome Elevations and Plan	24245-HCD-ZZ-00-DR-A-PL-012	Varies @ A1
Proposed Padel Court Elevations	24245-HCD-ZZ-00-DR-A-PL-013	1:100 @ A1
Proposed Battle Box Plan and Elevations	24245-HCD-ZZ-00-DR-A-PL-014	1:50 @ A1
Proposed Sauna Elevations and Plan	24245-HCD-ZZ-00-DR-A-PL-015	1:50 @ A1
Proposed Entrance Barrier Details	24245-HCD-ZZ-00-DR-A-PL-016	1:50 @ A3
Proposed Bike Shelter Details	24245-HCD-ZZ-00-DR-A-PL-017	1:50 @ A3
Proposed Signage Details	24245-HCD-ZZ-00-DR-A-PL-018	Various @ A1