



Planning Statement

In respect of

PLANT EQUIPMENT TO THE REAR
ROOF & ALTERATION TO THE
FRONT ENTRANCE DOOR

UNIT 2
CHURCHILL WAY WEST RETAIL PARK
SALISBURY
SP2 7TS

On behalf of

The Gym Group Ltd

USP1321
JUNE 2026

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1 INTRODUCTION

- 1.1 This Planning Statement has been submitted on behalf of The Gym Group Ltd in relation to the installation of new plant equipment to the roof of premises as part of the use of the unit as a health and fitness facility. The proposal consists of new plant equipment, fixed vertical access ladder, roof cowls and associated works to the rear roof, and change to the front entrance door of the premises.
- 1.2 The premises were previously occupied by Homesense within Class E(a) use as retail. Planning application ref: PL/2024/09079 was permitted in July 2025 related to the refurbishment of Units 1 and 2, with the amalgamation of Unit 1 and part of Unit 2 to allow Lidl to operate from the new larger unit (Unit 1) and the remaining space to provide a smaller unit (Unit 2). Unit 2 remains vacant, however The Gym Group Ltd are to occupy the unit as a health and fitness operation to bring the accommodation back into active and beneficial use for the local surrounding community.
- 1.3 The lawful use of the premises is Class E. A Certificate of Lawfulness application has been approved (Ref: PL/2026/00560) which confirms the premises can be lawfully occupied for indoor sport, recreation and fitness (Class E) and The Gym Group Ltd are to take up occupation of the premises shortly.
- 1.4 The Gym Group are an established gym operator having over 250 similar operations in locations across the UK, including premises in Poole, Bournemouth and four operations in Southampton. The use has a local catchment and is aimed at catering for the surrounding local area, with the majority of users of the facility constituting employees and residents from the surrounding businesses and neighbourhoods.
- 1.5 The Gym Group aims to increase access to health and fitness activities to a wide demographic within local communities to encourage and improve health by providing a low cost and flexible gym membership option. The Gym Group provides a high quality but cheaper option for health and fitness activity, with 24 hour opening hours providing flexibility for its customers. On average 35% of The Gym Group's members have not been to a gym before with The Gym Group attempting to provide its facilities to a much wider market. The proposal will ensure the effective, efficient and sustainable operation of the fitness and exercise facilities, and appropriate conditions for its users to support improved health and wellbeing.
- 1.6 This statement provides a review of the site and surroundings, an overview of the health and fitness market, planning history, planning policy context and planning considerations to assess the proposals in relation to the planning policy framework. This statement should be read in conjunction with the accompanying application documentation and confirms that the development is in accordance with the relevant national and local planning policies.

2 SITE AND SURROUNDING AREA

- 2.1 The application relates to an existing premises in Class E use. The ground floor is to be occupied and operated by The Gym Group as a health and fitness use within Class E.
- 2.2 The Site forms part of Churchill Way West Retail Park, Salisbury. The retail park is directly north of Churchill Way West (A36) and approximately 650 metres from Salisbury Town Centre. The Site lies within the urban area of Salisbury in an edge of centre location.
- 2.3 The retail park contains 4 units. Unit 4 accommodates Waitrose Supermarket, with Unit 3 occupied by Sports Direct. Units 1 and 2 (Unit 2 being the application site) have been the subject of a recent planning consent (ref: PL/2024/09079) for alterations. Lidl are to occupy Unit 1 and The Gym Group Unit 2.
- 2.4 Vehicular and pedestrian access to the retail park is via the A36 to the south and the park is within walking distance of the surrounding residential areas to the east and west, with combined pedestrian and cycle paths available providing access to the City Centre.
- 2.5 The EA Flood Map shows the building to be located is entirely in Flood Zone 2.

3 SITE & PLANNING HISTORY

- 3.1 The property has been in Class E use as part of the retail park historically. The last occupier was a retailer, Homesense, however the unit is currently vacant.
- 3.2 Planning application (Ref: PL/2024/09079) was permitted in July 2025. The consent related to the refurbishment of Units 1 and 2, with the amalgamation of Unit 1 and part of Unit 2 to allow Lidl Supermarket to operate from the new larger unit (Unit 1) and the remaining space to provide a smaller unit (Unit 2).
- 3.3 A Certificate of Lawfulness Application (Ref: PL/2026/00560) was approved earlier this year confirming the lawful use of the existing unit for indoor sport, recreation and fitness within Class E, and The Gym Group Ltd are to take up occupation of the premises shortly.
- 3.4 Separate applications related to the reinstatement of a mezzanine floor and hours of operation have been submitted to support the use of the site as a gym.

4 PROPOSED DEVELOPMENT

- 4.1 This application proposes the installation of new plant and associated equipment to support the effective and sustainable operation of the gym, and a new entrance door to replace that existing to the front of the premises.
- 4.2 The proposed plant is all to be located to the rear of the building and includes an Air Source Heat Pump to provide a sustainable source of hot water and remove the need for gas boilers within the unit, as well as two additional roof cowls for ventilation, AC condensers to maintain an appropriate internal environment for users, and an associated access ladder and safety measures.
- 4.3 The new entrance door will replace the existing door at the front of the property and be within the existing structural opening. The location of the door remains the same, with the new arrangement and access meeting required accessibility and DDA requirements.

5 DEVELOPMENT PLAN

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires development proposals to be considered in accordance with the statutory Development Plan and other material considerations.
- 5.2 The National Planning Policy Framework (NPPF), updated in 2024, forms the national planning policy guidance document, and is supported by the National Planning Practice Guidance, which is an online resource.
- 5.3 The Development Plan relevant to this location consists of Wiltshire Core Strategy (WCS) adopted in 2015 with saved policies from Salisbury District Local Plan (SDLP) adopted in 2003 and the draft Wiltshire Local Plan (2023).

National Planning Policy Framework (2024)

- 5.4 The NPPF includes a requirement on local planning authorities to plan positively for growth and states that *"Meeting anticipated needs for retail, leisure, office and other main town centre uses over this period are not compromised by limited site availability"*. At the heart of the NPPF is a presumption in favour of sustainable development.
- 5.5 Paragraph 8 includes an objective to help build a strong, responsive and competitive economy; supports growth, innovation and improved productivity.
- 5.6 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. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future"*.
- 5.7 Paragraph 96 identifies that *"Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other; b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and c) 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 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"*.
- 5.8 Paragraph 135 further identifies that *"Planning policies and decisions should ensure that developments promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience"*.

- 5.9 Paragraph 198 states planning policies and decisions should ensure new development is appropriate for its location, proposals should mitigate and reduce any potential adverse impacts resulting from noise from the new development.

Salisbury District Local Plan

- 5.10 Saved **Policy R1A** relates to indoor and outdoor sports and recreation facilities and states proposals for new facilities will be permitted within or on the edge of a settlement if they accessible by sustainable modes of transport and there are no significant adverse landscape implications.

Wiltshire Core Strategy (2015)

- 5.11 The Site is located within the defined Settlement Boundary of Salisbury, which under **Core Policy 1** (Settlement Framework Boundary) is defined as Principal Settlement.
- 5.12 **Core Policy 2** relates development in Wiltshire and strives to make use of previously developed land and re-use of previously developed land to deliver regeneration opportunities.
- 5.13 **Core Policy 36** relates to existing 'Economic Regeneration' and states regeneration of brownfield sites will be supported in Principal Settlements where the proposals help to deliver the overall strategy and/or enhance the vitality and viability of the town centre by introducing a range of active uses to complement the existing town centre.
- 5.14 **Core Policy 57** relates to 'Ensuring High Quality Design and Place Shaping' and requires a high standard of design in all new developments and making efficient use of land whilst taking into account the local context and surrounding uses.
- 5.15 **Core Policy 57** also requires that development should ensure the impact on the amenities of existing occupants is acceptable. **Core Policy 57 vii** states new development proposals should demonstrate how the proposal will make a positive contribution, ensuring appropriate levels of amenity are achievable within the development, including consideration of vibration and noise.

Draft Wiltshire Local Plan

- 5.16 **Policy 68** relates to 'Managing Town Centres' it outlines Salisbury as a principal settlement in the town centre hierarchy for Wiltshire.

6 PLANNING APPRAISAL

7.1 In this section, consideration is given to the key planning matters associated with the proposals for external plant at Unit 2 for use as part of the ground floor operation for health and fitness use (Class Ed). This section provides an assessment of the development against the relevant Development Plan policies, in respect of:

- Townscape & Visual Amenity;
- Residential Amenity.

Townscape & Visual Amenity

6.1 The proposal will assist in bringing this vacant unit back into active and beneficial use, and will enable the delivery of a complimentary facility in an accessible edge of centre location close to other nearby services.

6.2 The **NPPF** includes a requirement on local planning authorities to plan positively for growth and identifies the purpose of the planning system is to contribute to the achievement of sustainable development. **Paragraph 8** sets out three overarching objectives related to economic, social and environment objectives. **Wiltshire Core Policy 57** relates to 'Ensuring High Quality Design and Place Shaping' and requires a high standard of design in all new developments and making efficient use of land whilst taking into account the local context and surrounding uses.

6.3 Consideration has been given in the preparation of the proposals to the existing site, building, neighbouring properties and the character of the surrounding area. The location, siting and design of the proposals has been developed to respond within the context of the area and sit appropriately within the external rear servicing area of the building.

6.4 The proposals include the installation of an air source heat pump to provide a sustainable form of hot water heating, reducing carbon and improving the sustainable operation of the building. This will be located on the rear flat roof, together with the heating/cooling equipment to provide appropriate internal conditions for users. A vertical access ladder will be installed to the rear of the building, against the existing back wall and extend to the flat roof area. The location of the proposed plant is shown in green below.

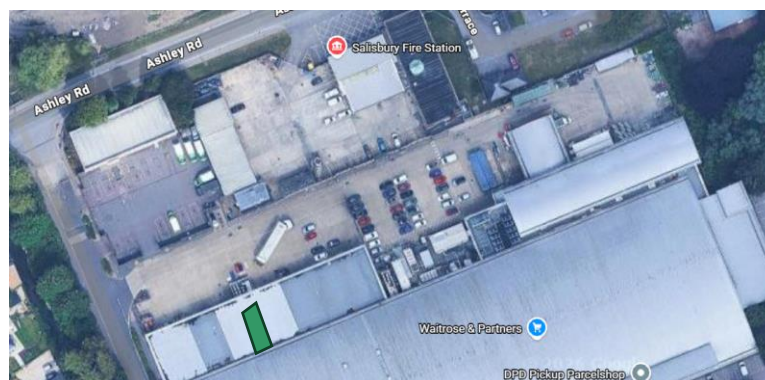


Image shows ariel view of servicing area to rear of units.



Image shows rear of units in servicing area, housing plant, bin stores, access for loading and delivery.

- 6.5 The equipment is located to minimise visual impact on the surrounding streetscape. It is set back from the rear elevation, and substantially from the side elevations of the property, ensuring minimal public views and maintaining the character and appearance of the building. To the rear of the building (north) is a large service yard, with the fire station and further commercial buildings beyond.
- 6.6 The equipment will not be visible from the street or from any existing residential properties. The set back of the units from the side elevation of the building means that it will not be visible on the roof from the residential dwellings to the west, whilst as located to the rear the units will be screened from view from the south by the existing building.
- 6.7 As not visible from public view points or from within any residential areas the proposed siting of the plant maintains a clean and uncluttered roofline, safeguarding public views, and ensures that the visual amenity of the area is not adversely affected.
- 6.8 A minor change to the front access door is also proposed, this includes the replacement of the existing door. The location of the entrance remains as existing and the works do not require any changes to the structural opening. The proposal will ensure that the access arrangements meet the requirements for access for all, and complies with fire, accessibility and DDA requirements. The change of entrance door does not result in a material change to the building and is sympathetic to the existing building and surrounding townscape.
- 6.9 The proposed works will not result in an unacceptable material impact on the character and appearance of the property, and will maintain the character of the area. It will support the reuse of the existing building in the location. The proposals as designed and located complies with **Wiltshire Core Policy 2, 36 and 57** whilst facilitating the effective operation of the gym use.

Residential Amenity

- 6.10 National policy seeks to avoid, mitigate and minimise the adverse impacts on health and quality of life arising from new development, and to reduce potential impacts resulting from noise from new development.
- 6.11 **Core Policy 57** requires that development should ensure the impact on the amenities of existing occupants is acceptable. **Core Policy 57 vii** states new development proposals should

demonstrate how the proposal will make a positive contribution, ensuring appropriate levels of amenity are achievable within the development, including consideration of vibration and noise.

- 6.12 The Site is located within Churchill Way West Retail Park, with the proposed plant to be located to the rear of the site in the servicing area at roof level.
- 6.13 Air and Acoustic Consultants have been appointed to conduct an assessment of potential noise impact of this plant on nearby sensitive receptors. The report forms part of this application and details the plant noise criteria, proposed plant installations and any mitigation measures needed to be installed which will suitably control plant noise emissions to the local authorities requirements.
- 6.14 The report includes a baseline noise survey, which established the existing acoustic environment. Operational noise levels of proposed plant were then evaluated using a combination of the monitoring data, acoustic modelling and calculations with all work undertaken in accordance with relevant British Standards, guidance documents, and policy requirements.
- 6.15 The nearest residential receptors are located to the west along Avon Terrace and Ashley Road. The closest, most affected residential receptor is 2 Meadow View, which is approximately 80m away. The report confirms predicted noise levels demonstrate noise emission will be controlled to below Local Authority sound criteria during both daytime and night-time periods. Plant noise emissions will be controlled to appropriate levels at surrounding receptors to satisfy Wiltshire Council's requirements and demonstrates a low risk of impact in line with BS 4142:2014+A1:2019 guidance.
- 6.16 The proposed plant therefore complies with **Core Policy 57** and the requirements of the NPPF and will not have a detrimental impact on residential amenity.

7 CONCLUSIONS

- 7.1 This planning statement is submitted on behalf of The Gym Group in support of the application for the installation of plant and an access ladder to facilitate the gym use.
- 7.2 The proposal is for the installation new plant equipment and equipment to the rear of the unit, associated with the use of the ground floor of the premises as a gym.
- 7.1 The proposed equipment has been carefully designed and located to be positioned on the rear flat roof of the property, and minimises visual impact on the surrounding streetscape, ensuring that the character and appearance of the building is preserved. The new entrance door will ensure appropriate access provisions and maintains the character and appearance of the building.
- 7.2 The acoustic assessment demonstrates that the noise levels from the new plant equipment will be compliant with the local authority criteria for both nighttime and daytime requirements, and will not materially impact on the local noise environment or affect the amenity of existing occupiers surrounding the site.
- 7.3 The proposal is therefore compliant with the policies of the Development Plan.