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David Lloyd, Glasgow West End Planning Statement

David Lloyd Clubs

23 November 2023

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1.0 Introduction

1.1 This Planning Statement has been prepared by Lichfields on behalf of David Lloyd Leisure Limited (David Lloyd), to accompany a planning application for the enhancement of facilities at David Lloyd Glasgow, West End.

1.2 The description of development is as follows:

“Installation of spa garden to rear of leisure club building”.

Planning application submission

1.3 This document considers the planning issues associated with the proposed development in the context of national and local planning policy and guidance.

1.4 This statement should be read in conjunction with the other documents that have been submitted with the planning application, including:

- 1 Planning application forms;
- 2 Site Location Plan (A-PL-001) - prepared by HCD Architects;
- 3 The following planning application drawings prepared by HCD Architects:
 - a Existing Site Plan (A-PL-002xP01);
 - b Proposed Site Plan (A-PL-003xP01);
 - c Existing Ground Floor Plan (A-PL-004xP01);
 - d Proposed Ground Floor Plan (A-PL-005xP01);
 - e Proposed Site Materials Plan (A-PL-020xP01);
 - f Sauna Elevations (A-PL-021xP01);
 - g Spa Garden Walls (A-PL-022xP01); and
- 4 Design & Access Statement – prepared by Hadfield Cawkwell Davidson Architects (‘HCD Architects’).

Statement structure

1.5 This Planning Statement contains seven sections:

- Section 2 – provides a brief background to David Lloyd;
- Section 3 – provides a summary of the site and surrounding area and the relevant planning history;
- Section 4 – describes the proposed development;
- Section 5 – reviews the relevant national and local planning policy;
- Section 6 – assesses the key planning considerations; and
- Section 7 – provides a conclusion to the Statement.

2.0 Context

- 2.1 David Lloyd Clubs (David Lloyd) is Europe's premier health, racquets and fitness provider. The company has operated for over 30 years and owns some 100 David Lloyd leisure clubs in the UK and a further twenty-four across Europe. David Lloyd has ambitious growth plans both in both the UK and Europe.
- 2.2 The business has some 660,000 members and is a significant employer in the health and fitness market, employing over 8,600 people. These include an expert health and fitness team of over 2,000 professionals and more than 680 tennis coaches.
- 2.3 David Lloyd's racquets facilities are unrivalled in the UK, with some 1,000 tennis courts, 400 badminton courts and squash courts.
- 2.4 In addition to the racquets facilities, across all Clubs, David Lloyd has over 150 swimming pools and the company offers more than 10,000 exercise classes every week.
- 2.5 David Lloyd also provides significant coaching programs for children, both as part of the normal operation of its Clubs and as 'outreach' to local schools, colleges and other amateur organisations. It is estimated that every week some 25,000 children swim and some 16,000 receive tennis coaching at David Lloyd Clubs.
- 2.6 In addition to the core activities of racquets and health and fitness, a number of Clubs also benefit from health and beauty spas, lounges, food and beverage, crèches, nurseries and specialist sports shops.
- 2.7 The COVID-19 pandemic has brought into sharp focus the need for both physical and mental resilience and David Lloyd are at the forefront of development, both in fitness innovation across its Clubs, and mindful-wellness through group exercise classes and spas, and its family-focused provision.

3.0 **The site and surrounding area**

3.1 The site is part of David Lloyd Glasgow West End (the Club), which is located wholly within the administrative boundary of Glasgow City Council.

3.2 The Club is located at 242 Netherton Road to the north of Anniesland. Anniesland is a district in the west end of Glasgow. It is situated to the north of the River Clyde and is centred on the major road junction of Great Western Road (A82) and Crow Road/ Bearsden Road, known as Anniesland Cross.

The Club

3.3 The Club extends to approximately 2.5 hectares and consists of a multi storey sport complex with associated car parking.

3.4 The existing David Lloyd Club sits to the north of Netherton Road in Anniesland, with its principal frontage facing onto the Club car park to the south. The Club provides; gym facilities, studio space, 8 indoor tennis courts, 4 badminton courts, 4 outdoor tennis courts, 25m indoor pool, 20m outdoor pool (open April to October), kids facilities (including indoor and outdoor kids pools), spa facilities and kids creche club.

3.5 The Club is bordered by mature trees to the north and east, with the Forth and Clyde Canal, including the canal towpath and National Cycle Route 74 (NCR 74), beyond. To the south, the Club is bounded by the Barr and Stroud bowling club, with neighbouring residential development facing on to Netherton Road. To the west the Club is screened by mature hedgerows and trees, with further residential development at Strathblane Gardens, as well as Anniesland Business Park, beyond.

3.6 David Lloyd Glasgow West End is well connected to existing infrastructure. Vehicle access is provided from Netherton Road to the south. Bus services to and from Glasgow City Centre are regular with several stops available at Fulton Street, within walking distance to the Club. Train services are also available from Anniesland, Kelvindale and Westerton stations which provide connections to Glasgow City Centre, as well as a range of other destinations, including Larkhall, Milngavie, Balloch and Airdrie.

The site

3.7 The subject site is approximately 0.07 hectares in size. The site comprises part of an unused children's play area/court (to be partially removed) and an undeveloped grassed area.

3.8 According to the Glasgow's City Development Plan (2017) proposal map, the site is not subject to any designations. A search of the Historic Environment Scotland map also confirms that the site does not contain any above-ground Designated Heritage Assets. The site is also not located within a Conservation Area.

3.9 It is noted that the Forth and Clyde Canal, located directly to the north and east of the site, is designated as a Scheduled Monument (ref. SM6774).

3.10 A review of the Scottish Environment Protection Agency (SEPA) flood map indicates that a small section of the site has a low chance (0.1% chance per year) of surface water flooding.

- 3.11 A review of the NatureScot designations map does not identify any National or Local Nature designations on the site. It is however acknowledged that the Dawsholm Park Local Nature Reserve is located approximately 320m to the east of the site, beyond the neighbouring railway line and Bearsden Road (A739).

Planning history

- 3.12 Lichfields has undertaken a search of planning applications available on Glasgow City Council's online planning portal. The only planning history concerning the site relates to the applications listed in Table 3.1.

Table 3.1 Planning History

Application Reference	Proposal	Decision	Decision Date
98/02018/DC	Erection of tennis centre, (Entertainment Licence) formation of new vehicular access, car parking and landscaping - (Contrary to the Open Space land use policy of the Anniesland/Knightswood/Yoker Local Plan).	Granted Subject to Conditions	16 June 1999
00/00024/DC	Erection of tennis centre (Public House Licence), formation of new vehicular access, car park and landscaping (amendment of consent 2018/98).	Granted Subject to Conditions	14 March 2000
00/02174/DC	Erection of floodlights (4 x 8m columns).	Granted Subject to Conditions	19 September 2000
01/00186/DC	Use of part of sports club as day nursery.	Granted Subject to Conditions	20 February 2001
01/01626/DC	Use of part of sports club as day nursery (variation of consent 01/00186/DC to open seven days).	Granted Subject to Conditions	30 July 2001
01/01982/DC	Erection of a combined heat and power unit to rear of sports centre.	Granted Subject to Conditions	31 August 2001

Source: Glasgow City Council (visited on 13 November 2023)

4.0 **Proposed development**

4.1 This section provides a brief description of the proposed development. Full details of the proposals are set out in the Design and Access Statement and on the submitted planning drawings.

4.2 The description of development is as follows:

“Installation of spa garden to rear of leisure club building”.

4.3 David Lloyd Glasgow West End currently has limited spa facilities. There have been considerable requests for an improvement to the external facilities, which this proposal aims to address.

4.4 It is proposed to build a new spa garden to the rear of the existing leisure building which will link to new internal facilities. The proposed spa garden will extend to 360 sq.m and will include a sauna (22 sq.m GIA) and outdoor hydro pool.

4.5 In terms of lighting, no floodlighting is proposed and all external lighting will be low level and energy efficient.

4.6 There are no proposed changes to the site access or car parking arrangements.

4.7 Detailed plans, as prepared by HCD Architects, accompany this planning application. Further information regarding the proposed design is provided by the submitted Design and Access Statement, also prepared by HCD Architects.

4.8 The next section considers the policy context of the proposals, with regard to the Statutory Development Plan and other material planning considerations.

5.0 **Planning Policy Context**

5.1 This section outlines the planning policy context against which the accompanying planning application should be assessed.

National Planning Framework 4

5.2 The National Planning Framework 4 ('NPF4') was adopted on 13 February 2023. It sets the Scottish Government's planning policies for Scotland and how these are expected to be applied. NPF4 supersedes the previous National Planning Framework 3 (June 2014), Scottish Planning Policy (June 2014) and ClydePlan (July 2017) and forms part of the Statutory Development Plan for each of Scotland's 32 local planning authorities.

5.3 The policies of relevance to the proposed development include:

- Policy 3: Biodiversity;
- Policy 14: Design, Quality and Place;
- Policy 21: Play, Recreation and Sport;
- Policy 22: Flood Risk and Water Management; and
- Policy 23: Health and Safety.

Glasgow City Development Plan 2 (2017)

5.4 The Glasgow City Development Plan ('GCDP') was adopted in 2017. The policies and supplementary guidance ('SG') of relevance to the proposed development include:

- CDP 1: The Placemaking Principle – as supported by SG1 (Placemaking – Part 1 and 2);
- CDP 7 and SG 7: Natural Environment;
- CDP 8 and SG 8: Water Environment; and
- CDP 9 and SG 9: Historic Environment.

Key Planning Issues

5.5 From our analysis of the Statutory Development Plan and other material planning considerations, including national policy, we consider the key planning issues to be considered in assessing the proposed development are:

- 1 Principle of development;
- 2 Design and visual impact; and
- 3 Amenity.

6.0 Planning Policy Analysis

6.1 This section assesses the proposals against the relevant planning policy identified at Section 5.0.

Principle of development

6.2 The proposed facilities will be wholly ancillary to the main use of the site as a leisure club. The proposed use is therefore established by way of the existing leisure club.

6.3 Policy 23 of NPF4 states that “*development proposals that will have positive effects on health will be supported*”. Likewise, Policy CDP 1 of the GCDP states that the Council expect new development to “*contribute towards making the City a better and healthier environment to live in*”.

6.4 The proposed development seeks to enhance the existing provision of health and sports facilities currently provided by the leisure club. The proposal is consistent with facilities that David Lloyd provides to members at many of its other Clubs and the proposed spa garden aims to bring significant benefits for members’ physical and mental wellbeing.

6.5 It is acknowledged that Policy 21 of NPF4 relates to spaces for play, recreation and sport and restricts the loss of existing outdoor sports facilities. It is however contended that the intention of this policy is to protect public sports and play facilities. As the tennis court in this case forms part of a private members club and is not a public facility, this policy is not considered relevant to the proposed development.

6.6 On the basis of the above, it is considered that the proposed development accords with the requirements of NPF4 Policy 23 and Policy CDP 1 of the GCDP.

Design and visual impact

6.7 Policy CDP 1 and SG 1 of the GCDP require proposals to be well designed and integrated with the local area. In addition, Policy 14 of NPF4 and Policy CDP 1 of the GCDP state that development proposals will be supported where they meet the six qualities of successful places. These are therefore considered in Table 6.1 below.

Table 6.1 Six Qualities of Successful Places

Quality	Response
Healthy	The proposed development seeks to improve physical and mental health. The proposed spa garden will offer Club members a space for outdoor relaxation in a peaceful environment and will therefore bring significant benefits for members’ physical and mental wellbeing.
Pleasant	The submitted planning application includes details of the proposed hard and soft landscaping. Given the nature of development proposed, it aims to create a

	pleasant and calm environment for leisure Club members.
Connected	The proposed spa garden will be well connected to the existing Club building and will make efficient use of the site. The proposed location to the north-east of the site will allow easy flow between the new internal spa facilities to the spa garden.
Distinctive	The proposed development complements the existing Club and aims to respond to the local context through the use of appropriate materials and sympathetic landscaping.
Sustainable	The proposals will enhance the existing facilities provided by the Club. Low energy design will be incorporated into the services design for the proposed works as far as practicable and energy efficient lighting will be used.
Adaptable	The proposed development lends itself to being adaptable in future, to respond to changing customer requirements and trends.

- 6.8 The accompanying planning application is supported by a Design and Access Statement, prepared by HCD Architects, which looks at the design of the proposals in relation to the Club and wider environment.
- 6.9 As demonstrated in the submitted Proposed Site Materials Plan (drawing ref. A-PL-020 xPO1), the proposed materials ensure that the proposed development respects the character of its surroundings in line with Policy CDP 1 and SG 1 of the GCDP.
- 6.10 With regards to visual impact, there will be limited visibility of the application site from public viewpoints. Views in and out of the site are screened by perimeter planting and mature trees and the spa garden itself will not be visible from Netherton road. Subsequently, the proposal will have a very limited visual impact on its surroundings.
- 6.11 In addition to this, consideration has been given to the proximity of the proposed site in relation to the Forth and Clyde Canal (Scheduled Monument ref. SM6774). It is however considered that the mature vegetation on the north and eastern boundary of the site will screen the proposal from view and as such the proposed development is unlikely to adversely impact the heritage asset.
- 6.12 Overall, the proposals are sympathetic with the appearance and character of the local environment, and are appropriate in scale, design materials, layout and siting. The proposals therefore accord with the design principles set by Policy 14 of NPF4 and Policy CDP 1 of the GCDP, as well as the historic environment considerations outlined by Policy CDP 9.

Amenity

- 6.13 Policy CDP 1 (The Placemaking Principle) and SG 1 of the GCDP states that development proposals should provide high quality amenity to existing and new residents and must not introduce unacceptable additional noise.
- 6.14 The proposed development results in very little increase in built form and the proposal will not result in any additional impact in terms of overlooking, overshadowing or loss of light. There will also be limited visibility of the site from public view.
- 6.15 In terms of noise, the proposed spa garden is not anticipated to create any additional noise to the use of the area as a tennis court.
- 6.16 Based on the above, the proposed development will have no substantial material impact on the amenity of both existing and future occupiers of neighbouring land uses, hence the proposal fully accords with Policy CDP 1 and SG 1 of the GCDP.

Other issues

Trees and biodiversity

- 6.17 Policy 3 of NPF4 states that proposals for local development should include measures to conserve, restore and enhance biodiversity that are proportionate to the nature and scale of development proposed. Likewise, Policy CDP 7 – as supported by SG 7 of the GCDP – states that new development should not have an unacceptable impact on trees or sites, habitats, species or ecosystems protected by law.
- 6.18 There are no trees within the application site boundary. It is however noted that the site is bordered by mature trees to the north and east, with the Forth and Clyde Canal beyond. The proposed development does not include works to these trees and given the scale and nature of development proposed, there is unlikely to be any adverse impacts or protective measures required.
- 6.19 With regards to biodiversity, a review of the Nature Scot designations map does not identify any National or Local Nature designations on the site. It is however acknowledged that the Dawsholm Park Local Nature Reserve is located approximately 320m to the east of the site.
- 6.20 The submitted Design Statement sets out the principles for the proposed landscape design. This includes the introduction of both hard and soft landscape proposals, with appropriate and low-maintenance planting that responds to the local context.
- 6.21 It is the intention that the spa garden lighting will operate during the evening, with a number of low intensity light sources proposed. The proposed development includes:
- Lighting bollards to define the area around the spa garden facility;
 - Low level lighting around the perimeter of the spa pool;
 - Feature underwater lighting incorporated into the spa pool; and
 - Under eaves lighting to the principle elevations of the sauna.
- 6.22 All external lighting will incorporate LED light sources and will be sensitively designed to avoid any adverse effects on the natural environment, including wildlife.

6.23 In summary, it is considered that the proposals accord with Policy 3 of NPF4 and Policy CDP 7 of the GCDP.

Flood risk and drainage

6.24 A review of the SEPA flood map does not identify a risk of fluvial flooding for the site. A small area is however identified as having a low risk of surface water flooding (0.1% per year).

6.25 Policy CDP 8 – as supported by SG 8 – of the GCDP states that proposals should avoid increasing, and where possible, reduce the risk of flooding. In relation to surface water, Policy 22 of NPF4 states that development proposals should seek to manage all rain and surface water through sustainable urban drainage systems (SuDS), which should form part of and integrate with proposed and existing blue-green infrastructure.

6.26 It is contended that a large proportion of the proposed site has been subject to previous development, and as such, drainage arrangements are already in place to serve the site. The proposed development will also result in a very little increase in built form, so is unlikely to present issues for flood risk. It is also worth noting that the applicant is not aware of any flooding within this area during the history of the leisure club.

6.27 Furthermore, Policy 22 of NPF4 states that development proposals located in a flood risk area will be supported if they are for water compatible uses. SEPA's Flood Risk and Land Use Vulnerability Guidance classifies outdoor sports and recreation facilities as a water compatible use. On this basis, it is considered that the proposed spa garden is an acceptable development in a low surface water flood risk area.

7.0 **Conclusion**

- 7.1 This Planning Statement demonstrates that the application proposals are compliant with and supported by national and local policy.
- 7.2 The application will provide a new spa garden on the site of an existing tennis court, within the boundary of the existing leisure club. This proposed development will diversify and enhance the Club's offering in order to address the changing needs and expectations of members.
- 7.3 The proposed development is part of David Lloyd's cultural transformation to invest and diversify in several of their key facilities with the overall aim to increase wellness and being. Health and wellbeing are fundamental determinants which can shape place making and positively impact individuals. The proposed spa facilities are intended to raise the importance of health and wellbeing to allow individuals to detach from the chaos of daily life.
- 7.4 In summary, it is considered that the proposals accord with national and local planning policy, including compliance with the relevant policies relating to design and amenity. The proposals will enhance the existing facilities of the leisure club to bring about positive effects on physical and mental health, while supporting business and member participation without impeding amenity.
- 7.5 David Lloyd would seek to implement the proposed development as soon as possible upon the grant of planning permission.

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