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HB105/SA/AM/EW

5th February 2026

SUPPORTING STATEMENT

Unit 1 Root Farm Workshops, Root Farm
Newton Road, Newton BB7 3AW

Matthew Donnelly is the founder / director of Bowland Fitness Ltd and the applicant for this variation of condition application in respect to condition 7 imposed on planning approval 21/0952.

Bowland Fitness currently runs informally in Dunsop Bridge and Matthew, has been operating his fitness coaching business locally for 4 years. Matthew has secured one of the newly available workshop units at Root Farm to ensure his thriving local business can remain within the center of Dunsop Bridge Village, allowing his existing local customers to continue to benefit from his established coaching service and ensure that new customers have an easily accessible space to train in.

This statement is in respect to :

UNIT 1
ROOT FARM WORKSHOPS
ROOT FARM
NEWTON ROAD
NEWTON
CLITHEROE
BB7 3AW

The current approved usage hours for all the units at Root Farm is between 0730 to 1800 on weekdays and 0800 to 1700 on Saturdays and 1000 to 1600 on Sundays and bank holidays. These planning agreed hours effectively rule out the proposed use of the gym provision by anyone who works regular hours Monday to Friday. The purpose of this application is to adjust the starting time, specific to UNIT 1 ROOT FARM WORKSHOPS only, from 07.30 to 06.00, to ensure those who live locally can continue to train locally before they start their working day, Monday to Friday.

Bowland Fitness currently has 25 clients and they are based in the following mileage radius from the center of DB

24% within approx. 0.5 mile radius centre (6 clients)
74% within approx. 2.5 mile radius centre (19 clients)
92% within approx. 5 mile radius centre (24 clients)
100% within approx. 7.5 mile radius centre (25 clients)

Of those clients that train with Bowland Fitness 5 work full time and would be unable to attend a gym at UNIT 1 ROOT FARM WORKSHOPS if the start time remains at 07.30, if the gym is allowed to open at 06.00 all of these existing clients will be able to attend and will continue to support this established local business.

Of the clients that currently train before 07.30 with Bowland Fitness, 2 walk to the current venue and 3 drive a maximum of 5 miles to attend.

If the current clients are no longer able to train from 06.00 then they will undoubtedly be looking to find alternative gym facilities that will then increase the number of traffic movements around Dunsop Bridge at 06.00 as potentially more than 5 clients will have to travel a lot further. We understand that the closest available training gym is located in Clitheroe, some 8 miles from Dunsop Bridge.

In assessing the suitability of UNIT 1 ROOT FARM WORKSHOPS, Matthew Donnelly has identified that there will be a maximum gym occupancy of 10 clients at any one time and no more than 6 clients in the slot between 06.00 – 07.30 as these early training sessions are 1:1 personal training slots.

Given that the other units on site are not allowed to open until 07.30 by virtue of the existing planning condition, in terms of parking for the earlier use of UNIT 1, the existing parking provision is more than adequate to accept the potential 6 vehicles (less if clients continue to walk to training).

In terms of noise nuisance, it is clear that noise will have to be controlled to the sessions between 06.00 – 07.30 and it is proposed that the entrance and roller shutter doors will be closed if there is to be low level music played during training sessions or no music played if either door is to be left open.

In terms of compliance with condition 5 of planning approval 21/0952, it is clear that there can be no more a local business than Bowland Fitness Ltd to occupy the site and it is clear that without the planners support to the revised opening hours at UNIT 1 ROOT FARM WORKSHOPS to 06.00 Monday to Friday's, this established business will have to move away from Dunsop Bridge and the parish – in clear contravention to the ethos that condition 5 is clearing trying to protect and secure.

Given the reasonable steps proposed and the limitation on numbers using the space between 06.00 – 07.30 we feel the application is robust and should be supported by the local planning authority.

Yours sincerely
Erica Wright Architecture Ltd



Erica Wright
Chartered Architect