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Kieran Neumann
Wokingham Borough Council
Shute End,
Wokingham
RG40 1BN

Date: 29 October 2026
Our ref: 71766/01/IAN/HGU/41650585v2

Dear Kieran

David Lloyds Reading: 1 Thames Valley Park Drive, Early, Wokingham, RG6 1PT: Discharge of Conditions 8 and 9 of Planning Permission ref: 253130

On behalf of our client David Lloyd Leisure Ltd, please find enclosed an application seeking the discharge of conditions 8 (Piling) and 9 (Decommissioning Boreholes) of planning permission ref. 253130 at David Lloyd Reading, 1 Thames Valley Park Drive, Early, Wokingham, RG6 1PT.

Application Submission

This application has been submitted via the Planning Portal (ref. PP- 15335214). In addition to this Covering Letter, the application is accompanied by:

1 Completed application form;

2 Phase I Desk Study Report (R-DS-30799-01-01), prepared the JPP Group;

3 Phase II Ground Investigation Report (R-GI-30799-02-00), prepared by the JPP Group;

4 Piling Risk Assessment (R-PRA-30799-01-01), prepared by the JPP Group;

5 Groundwater Monitoring Plan (R-GMP-30799-01-01), prepared by the JPP Group.

The requisite application fee (£309) and Planning Portal administration fee (£99) have been paid via the Planning Portal by the applicant.

Background

On 4th September 2026, planning permission (ref. 253130) was granted for:

"Full application for the proposed extension to the existing David Lloyd Club to form enhanced swimming facilities, Spa and Spa Garden, plus upper floor health and fitness areas and alterations to existing car park layout."

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For completeness, the Phase I Desk Study Report (R-DS-30799-01-01) and Phase II Ground Investigation Report (R-GI-30799-02-00) are also submitted in support of this application, as they informed the preparation of the accompanying Piling Risk Assessment (R-PRA-30799-01-01) and Groundwater Monitoring Plan (R-GMP-30799-01-01). Both reports were previously submitted to the Local Planning Authority during the determination of planning permission 253130 and provide the baseline site investigation and hydrogeological information upon which the submitted assessments are based.

Condition 8

Condition 8 (Piling) states:

"Prior to the commencement of development, a scheme relating to the piling and investigation boreholes shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the information submitted as part of the application and, where necessary, supported by:

- *Foundation Works Risk Assessment*
- *A conceptual site model*
- *Specification of the type, number and depth of proposed piles/ foundations/ dimensions of shaft/tunnel/ design of heating and cooling system*
- *A detailed groundwater monitoring programme including a schedule for submission of interim and final monitoring reports*
- *A contingency action plan including the list of potential mitigation measures that will be implemented, should unexpected changes in groundwater quality be noted as a result of piling/intrusive works.*
- *Timing/phasing arrangements.*

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements contained in the scheme, or any details as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure that the proposed piling, does not harm groundwater resources in line with section 19 of the NPPF and Position Statements A and N of The Environment Agency's approach to groundwater protection."

A Piling Risk Assessment (R-PRA-30799-01-01) has been prepared by the JPP Group to address the requirement of condition 8. The report provides an assessment of the risk presented by the proposed ground improvement works (CMC Columns) to the underlying Secondary A Aquifers (Alluvium and Kempton Park Gravel Member) and the Principal Aquifer associated with the Seaford Chalk Formation and the Newhaven Chalk Formation.

Condition 9

Condition 9 (Decommissioning Boreholes) states:

"Prior to the commencement of development, a scheme for managing any boreholes on site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post development, for monitoring purposes (including for piling monitoring) will be secured, protected and inspected. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure that redundant boreholes are safe and secure, and do not pose an unacceptable risk of groundwater pollution or loss of water supplies in line with section 19 of the NPPF and Position Statement A8 of 'The Environment Agency's approach to groundwater protection'."

A Groundwater Monitoring Plan (R-GMP-30799-01-01) has been prepared by JPP Group to address the requirements of Condition 9. The report sets out a monitoring, maintenance and decommissioning strategy regarding potential groundwater contamination arising from historic and proposed land uses. Sections 4.1.4 and 4.3 identify the monitoring wells to be decommissioned, namely WS101, WS102, WS103, WS105 and WS107, and provide details of the grout specification to be used during decommissioning.

Conclusion

We trust that the details submitted provide the information required by the Council and that the conditions can be discharged. We look forward to receiving confirmation the application has been received and validated. If you have any queries, please not hesitate to contact me or my colleague Ian Anderson (ian.anderson@lichfields.uk).

Yours sincerely

[redacted]

Heather Guyan
Senior Planner
BSc (Hons) MSc MRTPI