

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

Date: 9 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 3, 4, 5 and 6 of Planning Permission
ref: 253130**

On behalf of our client David Lloyd Leisure Ltd, please find enclosed an application seeking the discharge of conditions 3 (External Material) 4 (CEMP), 5 (Species Compensation Enhancement) and 6 (Drainage Strategy) 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-15286115). In addition to this Covering Letter, the application is accompanied by:

- 1 Completed application form;
- 2 Proposed Materials of External Surfaces, prepared by Hadfield Cawkwell Davidson;
- 3 Construction Environmental Management Plan, prepared by Foxtons Construction;
- 4 Ecological Enhancement Plan, prepared by Arbttech; and
- 5 Flood Risk Assessment & SuDS Strategy (Revision C), prepared by Willis Hazell.

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.”

Condition 3

Condition 3 (External Materials) states:

“Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the development shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.”

With regard to the requirements of Condition 3, a digital material board (including photographs of material samples) was confirmed by the Case Officer to be sufficient to discharge the condition. Accordingly, the enclosed "Proposed Materials of External Surfaces" document, prepared by Hadfield Cawkwell Davidson, provides details and photographs of the proposed external materials. The materials accord with the approved Proposed Site Materials Plan (Drawing Ref: A-PL-015xP03) approved under planning permission 253130.

Condition 4

Condition 4 (CEMP) states:

“Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall have been submitted to and approved in writing by the Local Planning Authority. Construction shall be carried in accordance with the CEMP. The CEMP shall include the following matters:

- a) A construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;*
- b) Construction Access*
- c) Loading and unloading of plant and materials;*
- d) Storage of plant and materials;*
- e) Identification of biodiversity protection zones.*
- f) The role and responsibilities on site of an ecological clerk of works (ECoW) or a similarly competent person.*
- g) Use of protective fences, exclusion barriers and warning signs.*
- h) The location and timing of sensitive works to avoid harm to biodiversity features.*
- i) The times during construction when specialist ecologists need to be present on site to oversee works.*
- j) Programme of works / phasing / lorry routing and potential numbers (including measures for traffic management and operating hours);*
- k) Vehicles and Non-Mobile Machinery to comply with Euro VI Emissions Standard as a minimum*

- l) Piling techniques including types of piling rig and earth moving machinery;*
- m) Provision of boundary hoarding and gates;*
- n) Protection of the aquatic environment in terms of water quantity and quality;*
- o) Details of proposed means of dust suppression and noise mitigation;*
- p) Details of measures to prevent mud from vehicles leaving the site during construction;*
- q) Details of any site construction office, compound and ancillary facility buildings.*
These facilities shall be sited away from woodland areas;
- r) Lighting on site during construction (including temporary);*
- s) Measures to ensure no onsite fires during construction;*
- t) Monitoring and review mechanisms;*
- u) Implementation of the CEMP through an environmental management system;*
- v) Details of the haul routes to be used to access the development;*
- w) Details of the temporary surface water management measures to be provided during the construction phase;*
- x) Details of the excavation of materials and the subsurface construction methodology*
- y) An invasive species management plan due to presence of Japanese Knotweed.*
- z) Appointment of a Construction Liaison Officer.*

Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3, CP6 and CP7 and TB23 of the Managing Development Delivery Local Plan Policy.”

This application is supported by a Construction Environmental Management Plan (CEMP) which includes all the matters set out in the condition wording. The CEMP has been compiled by the ‘Principal Contractor’ project management team and complies with all the requirements of the Construction Design and Management Regulations 2015 (CDM). The CEMP sets out the construction and management plan for the site, including but not limited to construction access, traffic management, ecological protection, invasive species control and construction methodologies throughout the construction phase.

Condition 5

Condition 5 (Species compensation enhancement) states:

“Prior to the commencement of development, a scheme of biodiversity compensation and enhancements shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme shall include, but not limited to, the following details:

- a) *Description, design or specification of the type of feature(s) or measure(s) to be undertaken;*
- b) *Materials and construction to ensure long lifespan of the feature/measure*
- c) *A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.*
- d) *When the features or measures will be installed within the construction, occupation, or phase of the development.*

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan."

The enclosed Ecological Enhancement Plan (EEP), prepared by Arbtech, sets out the proposed biodiversity compensation and enhancement measures. These comprise:

- The installation of two bird boxes on the main building, comprising house sparrow terrace-style boxes to provide additional nesting opportunities within the site.
- The installation of an insect box within the peripheral vegetation to provide additional habitat for invertebrates.

The locations of the proposed enhancement measures are shown in Appendix 2 of the EEP.

Condition 6

Condition 6 (Drainage Strategy) states:

"No development shall take place until a drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The approved strategy shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 18 (Meeting Flood Risk and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10."

A Flood Risk Assessment & SuDS Strategy (Revision C), prepared by Willis Hazell, is submitted in support of the discharge of Condition 6. The Strategy builds upon the Flood Risk Assessment (Ref: DLRD-WHEXX-XX-RP-C-00001, Revision B) approved under planning permission 253130 and provides details of the sustainable drainage strategy, proposed discharge rates, maintenance and management arrangements, and foul drainage strategy.

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

A handwritten signature in black ink, appearing to read "Heather Guyan".

Heather Guyan

Senior Planner

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