LICHFIELDS

The Minster Building
21 Mincing Lane
London EC3R 7AG

020 7837 4477
london@lichfields.uk
lichfields.uk

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

Date: 16 October 2026
Our ref: 71766/01/IAN/HGU/41716123v1

Dear Kieran

David Lloyd Reading: 1 Thames Valley Park Drive, Early, Wokingham, RG6 1PT: Section 73 to amend Condition 11 of Planning Permission ref: 253130

On behalf of our client David Lloyd Leisure Ltd, please find enclosed a Section 73 application seeking to amend Condition 11 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-15302604). In addition to this Covering Letter, the application is accompanied by:

1 Completed application form;

2 Site Location Plan, Drawing number: 25219-HCD-ZZ-00-DR-A-PL-001 P02; and

3 Sustainability Approach Statement, prepared by Hulley & Kirkwood.

The requisite application fee (£608) and Planning Portal administration fee (£149) 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 11

Condition 11 (Sustainable Construction) states:

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG

a *"Prior to construction work proceeding above slab level, a Design Stage Certificate for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Excellent'.*

b *Within six months of the occupation of each of the building comprised in the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post Development Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building achieved compliance with BREEAM (or equivalent) rating of 'Excellent' as a minimum.*

Reason: To ensure developments contribute to sustainable development. Relevant Policies: Chapter 5 of the NPPF (Meeting the challenge of climate change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document 2010)."

Further to discussions regarding the achievability of BREEAM 'Excellent', David Lloyd Leisure Ltd is unable to achieve the requested rating as the proposed development comprises an extension to an existing building. Whilst the development incorporates a range of sustainable design and construction measures, the BREEAM methodology awards credits across a broad range of categories, including elements of the project's development and consultation process that occur prior to the submission of a planning application, together with pre-existing site and building characteristics. Consequently, the development is unable to achieve the credits necessary to secure an overall BREEAM 'Excellent' rating despite its strong sustainability credentials.

To demonstrate the proposed development's sustainability credentials, a Sustainability Approach Statement prepared by Hulley & Kirkwood accompanies this application. The Statement builds upon and complements the Energy Statement approved under planning permission ref. 253130 and sets out the enhanced sustainability measures that will be incorporated into the development.

This Section 73 application therefore seeks to replace Condition 11 with a compliance condition requiring the development to be carried out in accordance with the enclosed Sustainability Approach Statement.

The proposed revised wording of Condition 11 is provided below:

"The development hereby permitted shall be carried out in accordance with the recommendations of the Energy Statement, Hulley & Kirkwood, March 2026 and the Sustainability Approach Statement, Hulley & Kirkwood, October 2026, unless otherwise agreed to in writing by the Local Planning Authority."

Conclusion

We trust that the details submitted provide the information required by the Council to determine and approve this Section 73 application. We look forward to receiving confirmation that the application has been received and validated. Should you have any queries or require any further information, please do not hesitate to contact me or my colleague, Ian Anderson (ian.anderson@lichfields.uk).

Yours sincerely



Heather Guyan
Senior Planner
BSc (Hons) MSc MRTPI