

PLANNING REF : 253130
PROPERTY ADDRESS : Grangefield
: 18 Sonning Meadows, Sonning-On-Thames, Berks
: RG46XB
SUBMITTED BY : Mr Kavi Gehlot
DATE SUBMITTED : 16/06/2026

COMMENTS:

Overall support for the application

- I am broadly supportive of the proposed expansion by David Lloyd Reading at TVP.
- The development appears to be a long-awaited and positive enhancement for the area.
- A high-quality health, fitness, spa and wellness facility of this kind is much needed locally, particularly given the nature of the surrounding residential and business areas.
- On balance, I consider the proposal to be beneficial and worthy of approval.

Parking and access considerations

- The surrounding shared parking provision appears to be sufficient and is, in my experience, rarely at full capacity.
- A significant proportion of users are likely to be families and working professionals who are on the move and therefore may be less inclined to rely on public transport, particularly where the facility is outside Reading town centre.
- Consideration should be given to whether David Lloyd would offer reimbursement, validation, or concessionary parking arrangements for members or visitors who are required to use chargeable shared bays.

Local need for spa and wellness facilities

- There are limited spa, sauna and premium wellness facilities in the immediate locality.
- The provision of a fully equipped health and wellbeing centre outside the town centre would be a welcome addition and would meet a clear local demand.
- While some existing facilities are mentioned in objection comments, these do not appear to offer the same level, quality or completeness of service as proposed by this development.

Traffic and transport impacts

- Consideration should be given to traffic flow into and out of TVP, particularly during peak periods.
- In my view, TVP is not currently operating at the same level of intensity as it once did; however, the recent road and bus lane changes introduced by Reading Borough Council appear to have made access and egress more difficult.
- I would encourage Wokingham Borough Council, Earley Town Council and David Lloyd Reading to engage with Reading Borough Council to review whether the bus lane arrangement could be made more flexible, so that it is open to general traffic during peak periods and restricted at quieter times.
- Without such review, access to the site may remain unnecessarily slow and inconvenient for users who are simply travelling to and from the gym.

Flood risk

- Based on the flood risk assessment prepared by Willis Hazell, no

additional flood risk appears to have been introduced by the proposed development.

- The application does not appear to give rise to any material flood-related concern.

Emergency access

- Some comments appear to raise concerns regarding emergency access; however, the plans indicate that there is clear access around both the front and rear of the proposed site.

- On that basis, I do not consider emergency access to be a material issue.

Additional supporting points

- The proposal would contribute positively to local amenity by improving access to high-quality leisure and wellbeing facilities.

- It would likely support local employment, activity and investment in the area.

- The development appears consistent with the broader objective of enhancing the attractiveness and functionality of the locality for residents and workers alike.

- Overall, the scheme should be seen as a welcome and practical improvement, provided that transport and access arrangements are appropriately managed.

Thanks