

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 9 September 2026

Application Number: 253130

Location: David Lloyd Sports Centre, 1 Thames Valley Park Drive, Earley, Wokingham, RG6 1PT

Proposal: 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.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered/titled:

- A-PL-016xP01 – Proposed External Sauna Cabin Details (received 23/12/2026)
- Preliminary Ecological Appraisal [Arbtech, 7th July 2025] (received 25/02/2026)
- A-PL-003xP03 - Proposed Site Plan (received 18/05/2026)
- A-PL-008xP02 - Proposed Ground Floor Plan (received 18/05/2026)
- A-PL-009xP02 - Proposed First & Mezzanine Floor Plan (received 18/05/2026)
- A-PL-010xP02 - Proposed Roof Plan (received 18/05/2026)
- A-PL-011xP02 - Proposed Elevations (received 18/05/2026)
- A-PL-015xP03 - Proposed Site Materials Plan (received 18/05/2026)
- BREEAM Travel Plan [SLR, 18 May 2026, ref: 416.067044.00001] (received 18/05/2026)
- Framework Delivery and Servicing Plan [SLR, 18 May 2026, ref: 416.067044.00001] (received 18/05/2026)
- Transport Assessment [SLR, 18 May 2026, ref: 416.067044.00001] (received 18/05/2026)
- Biodiversity Net Gain Assessment [Arbtech, 11th March 2026] (received 18/05/2026)
- Statutory Biodiversity Metric, 11th March 2026 (received 18/05/2026)

- Energy Strategy [Hully & Kirkwood, March 2026] (received 18/05/2026)
- Flood Risk Assessment [Willis Hazell Engineers, 26th June 2026, ref: DLRD-WHE-XX-XX-RP-C-00001 Revision B] (received 26/06/2026)

The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials

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.

4. Construction Environmental Management Plan

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.

5. Species Compensation and Enhancement

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.

6. Drainage Strategy

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.

7. Contamination Remediation Strategy

Development shall not commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby

permitted, has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. Up to date Preliminary Risk Assessment (PRA) and conceptual model following the results of an exploratory investigation.
2. A detailed site investigation scheme, based on the results from (1) to provide information for a detailed risk assessment to all receptors that may be affected, including those off-site.
3. A tiered risk assessment using the results of the site investigation referred to in (2).
4. An options appraisal including sustainability and treatability studies of the remediation measures required and how they are to be undertaken.
5. A remediation strategy and verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy are complete and identifying any requirements for longer-term monitoring of pollutant linkages, mitigation, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with section 19 of the NPPF, and to ensure the development will contribute to and enhance the natural and local environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate in line with section 19 of the NPPF.

8. Piling

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.

9. Decommissioning Boreholes

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'.

10. Verification Report

Prior to the occupation of the development, a contamination verification report demonstrating the completion of works set out in the approved contamination remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that the site does not pose any further risk to the land and water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with section 19 of the NPPF.

11. Sustainable Construction

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).

12. Thames Water

No development shall be occupied until confirmation has been submitted to and approved in writing by the Local Planning Authority that either:

- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no/low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning.

13. Lighting Strategy

Prior to the installation of any outdoor lighting, a design strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior approval from the local planning authority.

Reason: To achieve policy compliance with national legislation Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2017 and Wokingham Core Strategy, Policy CP7.

14. Travel Plan

No part of the development shall be occupied until the approved travel plan (BREEAM Travel Plan, SLR, 18 May 2026, ref: 416.067044.00001) has been implemented. The travel plan shall be implemented, maintained and reviewed as approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 15 (Promoting Sustainable Transport) and Core Strategy policy CP6.

15. Parking to be provided

The development hereby permitted shall not be occupied or used until the vehicle parking spaces has been provided in accordance with the approved plans. The vehicle parking spaces shall be permanently maintained and remain available for the parking of vehicles.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

16. Ecological Mitigation

The development hereby permitted shall be carried out in strict accordance with the recommendations of the Preliminary Ecological Appraisal, 'Land adjacent to David Lloyd, Reading, Berkshire, RG6 1PT', Arbtech, 7th July 2025, unless otherwise agreed to in writing by the Local Planning Authority.

Reason: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15, Circular 06/2005.

17. Flood Risk Assessment Compliance

The development shall be carried out in accordance with the submitted Flood Risk Assessment Referenced DRLD-WHE-XX-XX-RP-C-00001, Revision B, compiled by Willis Hazel Engineers Limited, dated 26th June 2026 and the following mitigation measures it details:

Finished floor levels shall be set no lower than 36.90 metres above Ordnance Datum (AOD), in accordance with the following:

- Appendix L of the FRA: Flood Point 18 = 36.60m AOD (Climate Change Peak Flood Level - 1% AEP + 35% CC)
- Paragraph 5.4 (Page 12) of the FRA: Finished floor levels should be set at a minimum of 300mm above the 1% AEP plus Climate Change Peak Flood Level.

These mitigation measures shall be fully implemented prior to occupation and shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with NPPF Section 18 (Meeting Flood Risk and Coastal Change) and Policy CP1 – Sustainable Development in the Wokingham Borough Development Framework – Adopted Core Strategy Development Plan Document dated 29th January 2010.

18. Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with section 19 of the NPPF.

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

3. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition). The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

5. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the

development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

6. The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

[https://www.thameswater.co.uk/developers/larger-scale-](https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes)

[developments/planning-your-development/working-near-our-pipes](https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes) Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.

7. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended documentation being submitted by the applicant to overcome concerns relating to contamination, flood risk and parking provision.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:



Date: 4 September 2026

REMEMBER - The earliest date for a decision on this application is: **22 July 2026**