PLANNING REF : 262467
PROPERTY ADDRESS : 12 12 Chive Road Earley
: Reading
: RG6 5XP
SUBMITTED BY : Mr James Keeley
DATE SUBMITTED : 05/11/2026

COMMENTS:
Sustainability variation due to existing plant retention.

Re submission of comments with corrections 5/11/2026

The existing equipment has proven to be unreliable in the past for swimming pool, steam room and jacuzzi.
The existing pool, steam room and jacuzzi will be removed and

replaced by new facilities how does the relate to the equipment being retained for these facilities.

The Hulley and Kirkwood document "Reading Refurbishment - Sustainability Approach October 2026" does not identify the items hat will be retained that will require a variation to sustainability requirement.
The equipment to be retained could be these:-
1) Pool water management
2) Pool air ventilation and heating
3) Steam room
4) Jacuzzi
General for the plant equipment above.
How much of the existing equipment is viable in the new operational environment.
Will the equipment that impacts on sustainability variation remain in
its
existing position or will it be relocated out of the area under redevelopment.
If the equipment needs to be moved is it financially viable to reinstall it and is it in a position that supports the applications sustainability variation.
What is the lifetime of the existing equipment and if it is to be replaced will that impact on the sustainability requirements.

The new pools
Will the existing equipment be suitable for heating of the pool water which will have different specifications from an outdoor pool, the new smaller indoor, reducing from 25 to 20 metres, and two new children's pools that may heated to higher water temperature.

Pool Area air ventilation and heating.
The ventilation plant will be operating in a different environment, the
existing pool is basically an openair pool throughout the year, the canvas roof is not air tight. The new poolstructure will be a closed environment will the exiting air heating equipment be able to provide the functionality for the new pool and the new spa area.
The functionality of the existing pool equipment is critical to this planning application modification to meet environmental

requirements.

New SPA area.
The exiting steam room and jacuzzi facilities will be removed, and a new area will be constructed outside of the existing pool area. Will the existing steam room and jacuzzi equipment be kept in itspresent location. If the equipment to support these facilities is moved or replaced is the sustainability variation valid.

The documents submitted do not provided technical evidence of the load factors for the new facilities and the capability of the exiting equipment to meet those loads. To justify the sustainability variation based on equipment retention should there be a technical
document showing how the existing equipment will meet the demands of the new facilities? The lack of a detail will allowvariations to be made without further planning controls?

The site plan and address could be in error.
Land registry portal
The address 1 Thames Valley Park with a post code of RG6 1PT is not in the search list on the land registry site. What is the correct

address to search on the land registry?
Should the application be using postal address or land registry? Why is this important?
The site plan included with this application appears to have an unusual feature, in that it shows the David lloyd property extending

over the access road, is this correct?
if the boundary is incorrect this will impact on the area of the site if it is used in any calculations for the viability of the scheme.

If the boundary marking on the planning application is incorrect and extends beyond the boundaries shown on the land registry, then the original notification for planning application was not displayed on the land appropriate to the application.

Royal Mail 2nd Class delivery of planning applications.
Your postal date 22/10/2026; was delivered on 2/11/2026.

Should the consultation period be extended to allow for mail delays.