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

Date: 19 November 2026
Our ref: 71766/01/IAN/HGU/41822931v1

Dear Kieran

David Lloyds Reading: 1 Thames Valley Park Drive, Early, Wokingham, RG6 1PT: Discharge of Condition 7 of Planning Permission ref: 253130

On behalf of our client David Lloyd Leisure Ltd, please find enclosed an application seeking the discharge of condition 7 (Contamination Remediation 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-15370292). In addition to this Covering Letter, the application is accompanied by:

1 Completed application form;

2 Remediation Method Statement (ref: R-RMS-30799-01-01), prepared the JPP Group;

3 Ground Gas Assessment (ref: 000991), prepared by Environmental Protection Group.

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."

An application to discharge conditions 8 (Piling) and 9 (Decommissioning Boreholes) (ref: 262573) was submitted to the Council and validated on 4 November 2026. The application is still pending determination.

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Condition 7

Condition 7 (Contamination Remediation Strategy) states:

"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.

To address the requirements of condition 7, a Remediation Method Statement (R-RMS-30799-01-01), prepared by the JPP Group has been submitted. The Remediation Method Statement is informed by the following reports prepared by the JPP Group:

- Phase I Desk Study Report (R-DS-30799-01-01)
- Phase II Ground Investigation Report (R-GI-30799-02-00)

Both reports were submitted under application reference 26257.

Additionally, the Remediation Method Statement has taken account of the Ground Gas Assessment prepared by the Environmental Protection Group, also submitted with this application.

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

[redacted]

Heather Guyan
Senior Planner
BSc (Hons) MSc MRTPI