

Great Langborough Residents' Association

Defending our environment  www.glra.org.uk

Dear Sirs

3rd March 2015

Carnival Leisure Hub Consultation

I am writing on behalf of the Great Langborough Residents Association (GLRA) following the consultation on the Carnival Leisure Hub. We have also seen the response by the Wokingham Society and would support their comments so the following is in addition.

In general the GLRA welcomes this leisure focused development on the Carnival Pool site. The use of the first two storeys of the car park to re-house the bowling alley is a novel idea which would also make the car park appearance more attractive from the approach. The idea of a multi-use indoor space for both sports and events like music and theatre is also welcomed as a Wokingham facility. Our understanding of the 30 residential flats will be clarified when the detailed planning application comes out but provided this meets the general desire of the community that residential design should be attractive, not too high and with sensible parking, the GLRA would be supportive of that.

However this site must also be considered in the context of the other two town re-developments on Elms Field and Peach Place. As such the traffic management and parking strategies are not clear. As far as traffic management is concerned the GLRA is already worried by the egress of the southern distributor road/bypass from the S. Wokingham SDL at the Tesco roundabout and its effect on the already congested approach to the town through the twin bridges. We would like to see some clarity on how traffic getting to and from this leisure hub and its large car park will be handled.

Secondly there is still no detailed car parking strategy for the town so at this point we can't comment on how this car park will work in relationship to the proposed Elms Field car park and the loss of parking in the centre of the town when Peach Place is completed.

A final point raised by some of our members arises out of worries about what will be proposed when the revised plans for Elms Field are revealed. The major concern here is to minimise the impact on the Field by potential commercial developments and the suggestion that has been put forward by several members is that the Premier Inn should be located on the Carnival Pool site and in fact the theatre/sports building should be placed adjacent to the proposed arts cinema to form a continuous leisure complex with its economies of space and cost. This would be a more attractive solution than a hotel (and supermarket?).

Yours Sincerely

FREEPOST RSKJ – KRAH – YJRZ
Wokingham Town Centre Regeneration
c/o Instinctif Partners
4th Floor, Dukesbridge Chambers
Duke Street
Reading
RG14SA

Robin Cops
0118 978 7866
robinops@hotmail.com
On behalf of the GLRA

