

Strategic Planning Committee

Pre-Application Developer Presentation

PE/00183/20 – Rainham Leisure Centre, Rainham Recreation Ground, Viking Way

Proposal for a new single storey leisure centre facility with indoor swimming pool.

Date Presentation Sent: Thursday 25th June 2020

Having considered the developer presentation, officer report, comments made by ward members and further information requested from the developer, Members raised the following issues in regard to the proposal:

- Concern over the positioning of the building in relation to Viking Way in order to protect the value of the existing open space
- Should investigate the options to obtain land from the school to minimise impact on loss of open space
- Design needs to be appropriate, high quality and be sympathetic to the site's location near a conservation area
- Concern over the potential implications for the development of the proposed car parking not being in the applicants control
- Preference for the development to be single storey not two storey in height given its location and nearby conservation area
- Upgrading the land to the south of Viking Way could in part help to off-set the loss of open space
- Do not support the relocation of the Centre adjacent to the school due to the adverse impact this would have on the school
- Proposals should as part of the development consider relocation of the existing MUGA
- Given the sites location on a floodplain the design needs to ensure that this issue is fully taken into consideration