

Sustainability Statement

Wellington Road



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Executive summary

Overview

The proposal consists of a full planning application to provide 21 no. Class C3 units, including related ancillary functions, amenity space, landscaping, car and cycle parking and refuse storage. The proposed building will be used entirely for social housing. The development is located in the Borough of Wokingham with a total GIA of 1207m². Associated refuse and bicycle stores, on-site car parking and associated hard and soft landscaping are also included in the proposed development. Moreover, the development will enhance the ecological value of the site through measures such as new tree planting.

This Sustainability Statement will be provided as evidence to the Wokingham Borough Council to demonstrate the development's holistic approach to sustainable design and construction. It summarises the contribution that the design will make to create a more sustainable development, drawing on information provided by specialist consultants and design reports, and identifying key features intrinsic to achieving low carbon developments.

Key sustainability features within the development will include:

- The development will reduce total carbon emissions by 85% over Part L 2021 Building Regulations using SAP 10.2;
- A water consumption target of 105 litres/person/day through the implementation of water efficiency measures;
- The inclusion of sustainable transport options such as secure cycle storage;
- A sustainable materials procurement policy and an efficient waste strategy on site;
- The implementation of health and wellbeing measures through design and operational procedures, including daylight, optimum indoor air quality and thermal comfort; and
- Protection of ecology on site during construction and biodiversity enhancement measures, such as new tree planting surrounding the development.

Key Sustainability Measures

In summary, the key measures incorporated to meet planning requirements and to achieve a low carbon development address the following key areas of sustainable design and construction:

- Energy and CO₂
- Adaptation to climate change
- Flood risk mitigation and SuDS
- Waste
- Water efficiency
- Transport and connectivity
- Materials
- Health and wellbeing
- Land use and ecology

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Introduction

Sustainability Introduction

The design team has significant experience in delivering schemes that are considered highly sustainable, either through application of formal green building rating systems, such as BREEAM and Home Quality Mark, as well as applying benchmarks from standards such as Passivhaus Design and adopting precedents from industry exemplary sustainable developments.

The scheme will reflect the holistic nature of sustainable development in the Wokingham Borough. The development will provide much needed high-quality residential space and will use local labour to boost employment. Health and wellbeing will be incorporated in the design by maximising daylighting, utilising healthy materials and contributing to the alleviation of fuel poverty in the region. The ecological value of the site will be maintained and protected. The development will enhance the ecological value of the site through measures such as planting new trees.

Description of Development

The proposed development is to be located at Wellington Road, RG40 2AN, in Wokingham Borough. The site is 0.24 hectares and is currently unused with all previous buildings demolished which can be seen from Figure 1, the Existing Street Scene of Wellington Road and it is located on the prominent location on the corner of Wellington Road and Station Road, opposite Wokingham railway station. It is located less than half a mile from Wokingham town centre. The area is predominantly residential with dwelling ranging from modern 3 storey flats to older style detached houses. There are a small number of businesses on Station Road, including a single storey furniture shop adjacent to the site. Immediately adjacent to the rear of the site is a hand carwash business.

The proposal consists of a full planning application to provide 21 no. Class C3 units, including related ancillary functions, amenity space, landscaping, car and cycle parking and refuse storage. The proposed building will be used entirely for social housing. The development is located in the Wokingham Borough with a total GIA of 1207 sqm. Associated refuse and bicycle stores, on-site car parking and associated hard and soft landscaping are also included in the proposed development. Moreover, the development will enhance the ecological value of the site through measures such new tree planting.

The aspiration for the scheme is to significantly improve the existing site and its immediate environment by providing an efficient and inclusive development, which meets the policy recommendations of the Brough of Wokingham Council.

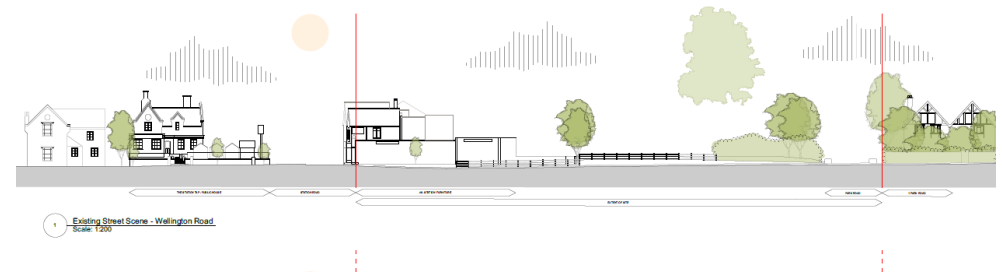


Figure 1: Existing Street Scene of Wellington Road.

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Figure 2: Proposed west elevation of Wellington Road.



Figure 3: Proposed ground floor plan of Wellington Road.

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Policy Context

National Context: The 2008 Climate Change Act

The UK Government is committed to reducing the UK's carbon emissions by 100% over 1990 levels through the Climate Change Act 2008. Achieving truly sustainable design and construction and forwarding the green agenda within the construction industry across the UK is inherent to meeting these emission targets. This development aims to do both of these.

To help monitor carbon reductions and to plot progress being made for future plans and investments in the UK's low-carbon economy, intermediary targets have been established to ensure that the UK remains on course for meeting the 100% reduction by 2050.

Concurrent with reducing CO₂ emissions by 100% by 2050 is the European Climate Change Policy targets. It sets the objective of ensuring 20% of energy consumption is generated from renewable sources by 2020 whilst also reducing Europe's carbon footprint by 20%. Ensuring a fabric first approach with consideration to renewable energy production fits both the climate change act and the European Commission's 2020 targets for reducing greenhouse gas (GHG) emissions.

National Context: National Planning Policy Framework 2024

The National Planning Policy Framework (NPPF) was updated in December 2024 sets out the UK Government's planning policies for England. Planning law requires that applications for planning permission must be determined in accordance with the local development plan unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Local Context: Wokingham Borough Local Plan

Wokingham Borough Development Plan - Adopted Managing Development Delivery Local Plan (2014) is the overall strategic plan for Wokingham Borough. Therefore, plays a key role in the planning process for all developments in Wokingham Borough.

Wokingham Borough Development Plan (2014) shapes the planning process and manages the process of the development. The plan aims for the development to meet these following key aspects to deliver a vision of thriving, green and inclusive communities:

- Transport;
- Economic Development;
- Housing;
- Culture;
- Social issues (such as children and young people, health inequalities and food); and
- A range of environmental issues (such as climate change, air quality, noise and waste).

The local plan clearly sets out policies requirements for new developments to consider. At a minimum, the following policy requirements will be demonstrated in this Sustainability Statement:

- Policy CC03: Green Infrastructure, Trees and landscaping
- Policy CC04: Sustainable Designs and Construction
- Policy CC05: Renewable energy and decentralised energy networks
- Policy CC06: Noise
- Policy CC07: Parking
- Policy CC08: Strategic Transport Network
- Policy CC09: Development and Flood Risk (from all sources)
- Policy CC10: Sustainable Drainage
- Policy TB09: Residential accommodation for vulnerable groups
- Policy TB22: Sites of Urban Landscape Value
- Policy TB23: Biodiversity and Development
- Policy SAL09: Transport site allocations

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Energy and CO₂

Energy Strategy

The energy strategy for the scheme is detailed in the Energy Assessment report produced by Eight Versa issued by June 2025. As shown in Table 1, the whole development will reduce carbon emissions by 21% from the fabric energy efficiency measures described in the 'Be Lean' section using SAP 10.2 carbon dioxide emission factors. Total carbon emissions will be reduced by 85% over Building Regulations using SAP10.2 carbon dioxide emission factors, with the further inclusion of a proposed communal air source heat pump and photovoltaic panels. Therefore, the scheme meets and exceeds the target of overall 35% carbon reduction over Part L building Regulations as set out in the Wokingham Borough Council Managing Development Delivery Local Plan (adopted 2014) Policies CC05 and NRM11.

The Energy Hierarchy

The proposed scheme has followed the energy hierarchy, illustrated in Figure 4 below.

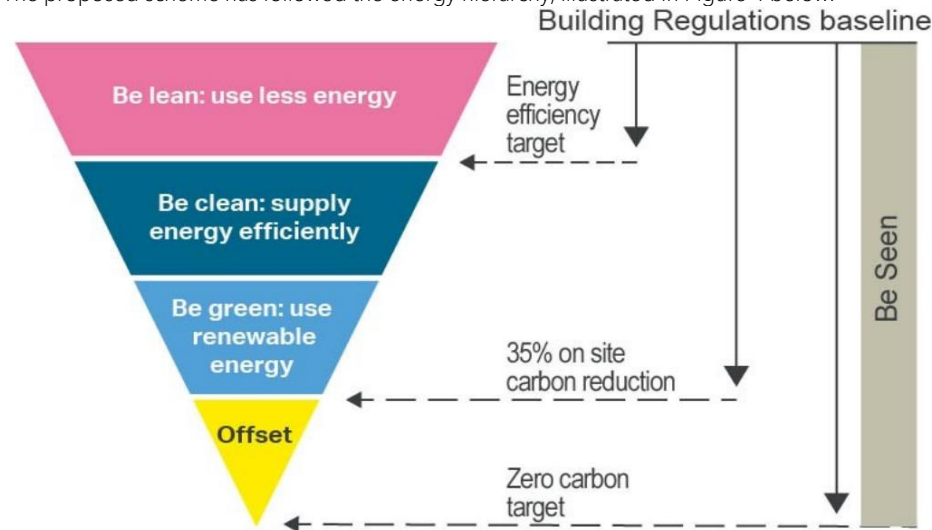


Figure 4: This methodology, widely used in accordance with the Sustainable Design and Construction Supplementary Planning Guidance (SPG) 2014, has been adopted for the scheme using a 'Lean', 'Clean', and Green' approach.

Table 1: Energy Hierarchy for the whole development.

Energy Hierarchy: Regulated carbon emissions - Whole scheme Calculated using SAP 10.2 carbon dioxide emission factors				
	Baseline:	Be lean:	Be clean:	Be green:
CO ₂ emissions (tCO ₂ /yr)	17.5	13.80	-	2.6
CO ₂ emissions saving (tCO ₂ /yr)	-	3.7	-	11.3
Saving from each stage (%)	-	21	-	64
Total CO ₂ emissions saving (tCO ₂ /yr)	15.0			
85% total carbon emissions savings over 2021 Building Regulations Part L achieved.				

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Energy Hierarchy - Regulated Carbon Emissions

As demonstrated in Figure 5, the proposed will reduce carbon emissions by 21% from the fabric energy efficiency measures described in the 'Be Lean' section and will reduce total carbon emissions by 85% over Building Regulations, using draft SAP 10.2 carbon factors.

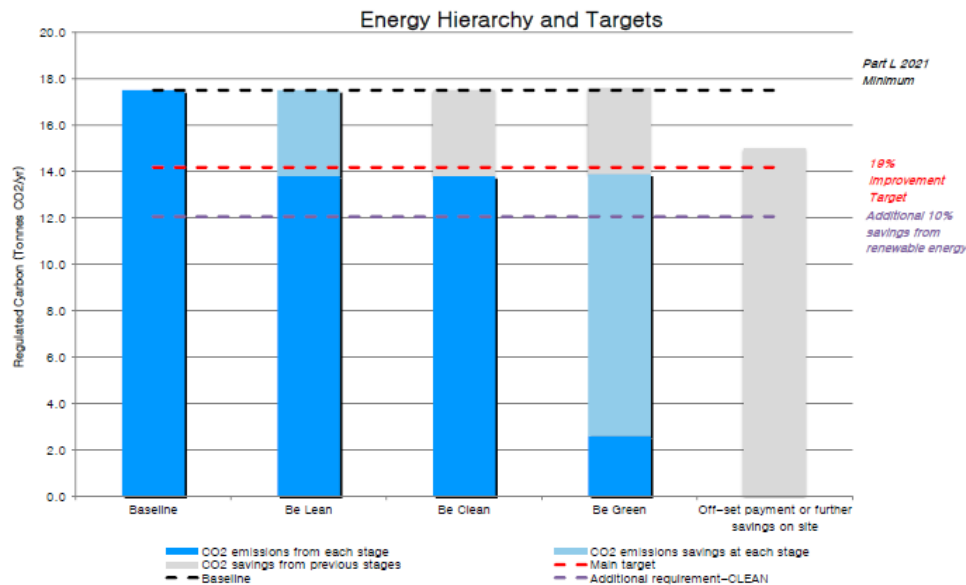


Figure 5: The performance of the scheme in relation to Building Regulations and the Energy Hierarchy. Carbon dioxide emission factors for draft **SAP 10.2** have been used for the calculations.

Energy Efficiency Strategies

Energy efficiency measures that will be applied to Wellington Road include:

- High insulation standards to reduce transfer of heat through the building fabric.
- Use of a communal air source heat pump system with a COP of 3 to provide heating and hot water for the whole development.
- A photovoltaic panel system of 2.97kWp (9 panels of 330W each) has been specified for each flat for a total system of 62.37kWp. PV panels will be placed with 45° tilt, oriented southeast and southwest covering approx. 160m² of the roof.
- Envelope air tightness to reduce unnecessary air infiltration.
- Daylighting and well-planned floor layouts to reduce the need for artificial lighting; and
- High efficacy lighting of 80 lumens per watt has been specified for the scheme.

Thermal Comfort and Overheating Risk

To minimise energy loss, the building fabric performance will be designed to achieve a balance between retaining heat during winter and allowing the building to dissipate heat during the summer months. Further measures to reduce overheating and the need for cooling include:

- Energy efficient lighting and appliances have been recommended to reduce internal heat gains.
- The building fabric will be insulated over and above the standards set out by Building Regulations will help to keep heat out of the building.
- Reduced air permeability rate and maximised insulation levels.
- Mechanical ventilation with heat recovery and summer bypass to provide fresh air and purging of heat.
- Passive ventilation measures will include openable windows.

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Adaption to Climate Change

Climate Change Mitigation

The proposed development will utilise PV panels and mechanical ventilation with heat recovery. Passive design measures, including openable windows and night-time cooling, will be integrated into the design of the development. Mechanical ventilation using fans will remove heat from the building during summer months.

Flood Risk and Sustainable Drainage

Wellington Road is located within Flood Zone 1 of the Environment Agency's Flood Map for Planning, as shown in Figure 6. This is defined as an area with little or no risk to flooding where the annual probability of river, tidal and coastal flooding (with defences where they exist) is <0.1% i.e. less than 1 in 1,000 years.

A Flood Risk Assessment has been carried out by Price & Myers in June 2025 in accordance with NPPF and the Wokingham Council SuDS Strategy (2017). The site is located in Flood Zone 1 and is at low risk of flooding from all sources, in line with NPPF requirements. Due to site constraints, infiltration techniques are not feasible; instead, surface water will be managed using permeable paving and a cellular attenuation tank, restricting discharge to 2.5 l/s to the Thames Water sewer, accounting for climate change. Additional SuDS features, including green roofs and rainwater butts, will enhance water management, biodiversity, and amenity. A water quality assessment confirms a low pollution hazard level, and site levels are designed to direct exceedance flows safely into landscaped buffer zones.

Flood Map

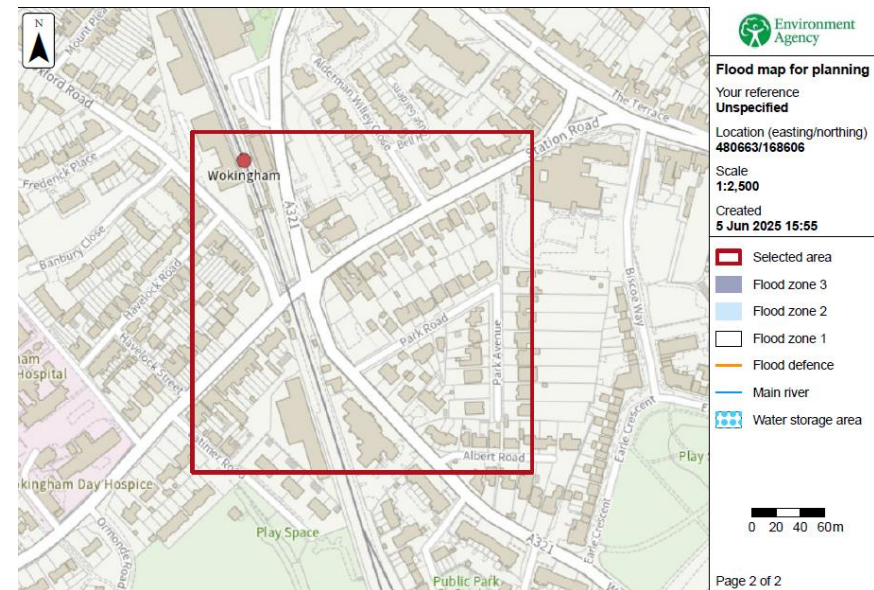


Figure 6: Flood map showing the approximate location of the development within Flood Zone 1.

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Waste

Construction Waste Management

Resource efficiency will be promoted through effective and appropriate management of demolition and construction site waste.

In line with the waste hierarchy, during the construction phase, the approach will be the following:

- Use reclaimed materials;
- Use materials with higher levels of recycled content; and,
- Use new materials.

For any demolition, the following approach will be adopted:

- Prioritise the on-site reuse of demolition materials;
- Adopt on site recycling and, where required, use off site recycling; and,
- The least preferred option – disposal to landfill.

A site waste management plan will be developed which adopts best practice benchmarks for resource efficiency, details procedures and commitments to minimise non-hazardous and hazardous waste at the design stage and monitors/measures waste production on site. The plan will apply to the location of the building.

The site waste management plan will also include procedures and commitments to sort and divert waste from landfill through the following:

- Re-use on site;
- Salvage/ reclaim for re-use off-site;
- Return to supplier via a 'take-back' scheme;
- Recovery and recycling using an approved waste management contractor; and
- Compost.

Operational Waste

There is a dedicated communal refuse store provided on the ground floor of the site, right next to the cycle storage and provides a safe and convenient access to the residents. It is sized as 26 sqm in area to accommodate 5 x 360L general waste bins and 8 x 240L recycling bins and 3 x 240L recycling bins. These specifications are in accordance with Policy CC4.

Wokingham Borough Council provides a collection service for recycling every other week which is sorted post-collection and fortnightly collection for domestic refuse waste. In addition, the neighbourhood provides a collection for food waste which is collected weekly.

All households in the neighbourhood have access to convenient and comprehensive recycling facilities at a number of community centres and on-street recycling points on high streets and around transport hubs. There are two recycling centres near Wokingham Borough, run by re3 Bracknell and Reading which are Bracknell recycling centre and Reading recycling centre. A collection service for bulky domestic waste is also available in the area, which can be booked for a collection fee as required.

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Construction Management

Construction Environmental Management

Environmental impacts of the construction works will be mitigated as far as possible. This will include the incorporation of the following:

- Contractor following environmental management system processes (under ISO14001), including the development of a construction environmental management plan (CEMP) specific to the sites;
- Training and site induction of all site operatives;
- Monitoring of energy, water and transport to and from site during construction;
- Management of waste on site;
- Following best practice pollution guidance from the Environment Agency;
- Ensuring all site timber is responsibly sourced in line with the UK Government's Timber Procurement Policy;
- Minimising vehicle emissions through the use of catalytic converters and the regular maintenance of vehicle engines;
- Damping down of brick walls etc. during any building demolition;
- Regularly inspecting and wet suppressing materials/soil stockpiles where necessary (including wind shielding or completely enclosing, storing away from site boundaries, and restricted height of stockpiles);
- Appropriate orientating of material stockpiles;
- Providing wheel washing and wet suppressing during the loading of wagons vehicles;
- Covering vehicles carrying dry soil and other wastes;
- Shielding of dust-generating construction activities;
- Providing suitable site hoarding;
- Restricting vehicle speeds on haul roads and other unsurfaced areas of the site; and,
- Inspecting unsurfaced haulage routes, and wet suppressing should this be necessary (in times of prolonged dry periods).

Considerate Constructors

The scheme will adopt the principles of the Considerate Constructors Scheme (CCS). The CCS scheme aims to recognise and encourage construction sites that are managed in an environmentally and socially considerate, responsible and accountable manner.

Water Efficiency

Water Conservation

The development proposal recognises the need to create a scheme that is efficient and adaptable to future climatic scenarios.

The design team is committed to achieve a significant reduction in internal water use for the development over typical performance, equating to a water consumption target of 105 litres per person per day under the optional national technical standard.

Water consumption will be reduced through the use of water efficient components for all specified domestic water-consuming components (including low-flow showerheads and taps, dual flush toilets and low water consuming washing machines and dishwashers), water meters for each dwelling, water recycling systems where appropriate and flow control devices that regulate the supply of water to each facility according to demand.

A permanent automated water leak detection system that alerts the building occupants to a major water leak on the mains water supply within the building and between the building and the utilities water meter will be installed.

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Transport and Connectivity

A Transport Assessment will be produced by Entran as part of the Policy: CC08 requirements.

Public Transport

The development has a good connectivity as the network of public transport routes accessible from the site is extensive. The Wokingham train station is located within 1 minute walk from the site and it is served by South Western Railway to Railway to Kingston, London Waterloo, Hounslow and Weybridge. There are four different bus stops located within 300m of the site serving 10 different bus routes. The closest bus stop, Wokingham Station, can be reached in less than 1 minute by foot and is served by bus routes 121, 125, 125A, 125B, and 145.

Cycling and Car Provision

Cycle parking will be provided in accordance with Wokingham's Development Plan, Policy: CC08 secure and covered cycle spaces are proposed as indicated on the ground floor plan and 21 cycle spaces has been proposed.

They will have two car parking spaces that will be provided and four additional parking spaces to be provided for the visitors.

Accessibility and Security

Creating a secure but fully accessible development is a key part of the proposed development. To ensure this is achieved, the design team will adopt, where feasible, the key principles of "Secured by Design" within all elements of the scheme. An Architectural Liaison Officer (ALO) or a Crime Prevention Design Advisor (CPDA) will be consulted at an early stage to provide a set of bespoke security recommendations for the development. The recommendations of the CPDA will be implemented within the development's design and layout.

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Materials

Materials and Waste Introduction

Sustainable material sourcing and waste management will be considered throughout the life of the building to ensure the scheme's environmental footprint is minimised as far as possible. The scheme will also ensure low embodied carbon is employed throughout the procurement, transport and construction of building materials, together with end of life emissions.

Materials Selection and Sourcing

The design team has confirmed that efforts will be made to reuse materials where feasible and that where required, new materials will be responsibly sourced. New construction materials will be selected, where feasible, with a low environmental impact. In addition, the project will aim for new materials to come from a recycled or reused source, including a high-recycled content in steel. Minimum standards apply to new timber, which must be sourced in accordance with the UK Government's Timber Procurement Policy.

In addition, all timber will be FSC/ PEFC certified, all concrete will be BES 6001 certified and any other material will be ISO 14001 certified for both key processes and supply chain/ extraction processes where feasible to do so.

The Green Guide for Specification is a reference tool, providing guidance on the relative environmental impacts for a range of different building elemental specifications, based on Life Cycle Assessment and the Environmental Profile Methodology. The design team will reference the Green Guide to Specification to help specify materials with a low environmental impact, where feasible. The design will incorporate at least 5 build-up elements that will be A-C rated on the Green Guide.

Insulation specifications will eliminate hydrochlorofluorocarbons (HCFCs) and ozone depleting materials, wherever possible. All insulation specified will have a Global Warming Potential (GWP) of less than 5 and be responsibly sourced to have a low embodied impact.

Embodied Carbon Analysis

The development will utilise a number of opportunities to cut embodied carbon, as follows:

- A materials efficiency strategy will be followed throughout the design, procurement and construction stages of the development, to ensure the scheme produces less waste on site. For example, adjustment of some sizes will be made to minimise offcuts of materials, and some bespoke materials will be developed off-site;
- Materials will be procured from the local area where possible, to reduce carbon through transportation;
- Materials and products with a higher recycled content will be preferentially procured where feasible, as these have a low embodied carbon; and,
- Consideration has been made to use timber as a low embodied carbon alternative to steel and concrete where possible.

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Health and Wellbeing

Occupant Wellbeing

The development has been designed to ensure the wellbeing of occupants in terms of levels of fresh air, thermal comfort and reduction of overheating, access to natural light, good lighting levels internally and externally, acoustic performance and access to safe drinking water.

The building services strategy has been carefully considered in order to balance the need for energy-smart, low carbon technologies with the need for adequate and controllable ventilation, heating and cooling.

Internal Air Quality

The design team will specify only low volatile organic compounds (VOC) finishing products, including sealants and paints. All composite wood products will contain no added urea formaldehyde.

External Air Quality

An Air Quality Assessment report was produced by RSK in May 2025. The development site is located in an Air Quality Management Area (AQMA), which has been declared due to continued exceedances of National Air Quality Objectives (NAQOs) for NO₂ and PM₁₀.

Construction Impacts

The unmitigated risk to local sensitive receptors from emissions of dust and pollution from construction is deemed to be low. With the mitigation measures in place, the residual effects arising from the construction phase of the proposed development would be deemed 'not significant'.

Air Quality Neutral (AQN)

The scheme has been assessed for both the impacts of transport and building operation against the AQN guidance and they were found to meet the requirements for AQN.

Daylight

The design has been developed to allow the use of daylight within the dwelling to be maximised as far as practical, in accordance with Policies DMS 1 and DMH 4.

Eight Versa undertook a daylight and sunlight impact assessment report in May 2025 to evaluate the potential impact of the proposed development on the daylight. The daylighting analysis as per BR209 3rd edition (2022) demonstrates that 100% of the rooms achieve the Spatial Daylight Autonomy (sDA) criteria over at least 50% of the assessment grid 100% of the dwellings have at least one room that can receive a total of at least 1.5 hours of sunlight on 21st March.

Acoustic Performance

RSK Acoustics in May 2025 to undertake a noise impact assessment to demonstrate compliance to Policies IS 4 and DMS 1.

It was observed that the existing noise environment is expected to be dominated by road traffic noise from Wellington Road and in particular noise from cars. The following recommendations were made:

- An overheating assessment is carried out which will inform the ventilation and overheating strategy in conjunction with the acoustic strategy at the detailed design stage. This may require the need for a mechanical ventilation strategy allowing occupants the option to keep windows closed
- The provision for external amenity in the form of private balcony areas will be exposed to noise levels that exceed BS 8233 guidance based on the current layout plans. It is considered that planning should not be refused on grounds of amenity standards, where the external amenity may not be considered intrinsic to the design.
- Recommended design targets for building services external plant noise emissions limits have been provided in terms of a rating level relative to the representative background sound level at proposed and existing receptor locations.

Inclusive Design

The guidance in the Approved Document M (March 2016) will be incorporated to achieve an inclusive built environment that enables users to maximise their individual abilities and enjoy a safe and independent participation. All units have been designed to demonstrate compliance to Part M4(1): Visitable dwellings and Part M4(2): Accessible and adaptable dwellings

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Land Use and Ecology

Protection of Biodiversity

The proposed development will promote the increase in biodiversity by planting new trees on site.

The design team is committed to protecting biodiversity on site and will implement the following measures:

- Confirm that all relevant UK and EU legislation relating to protection and enhancement of ecology has been complied with during the design and construction process;
- Implement working methods in line with best practice to manage dust and water runoff; and,
- During the construction phase a Biodiversity Champion will be appointed to monitor and limit environmentally detrimental activities. They will also train the workforce on the project to raise their awareness of environmental impacts during construction.

Ecological Enhancements

The design team is also committed to enhance biodiversity on site in line with Policy TB22 and Policy TB23.

The proposed development will aim to incur no negative change in ecological value and a suitably qualified ecologist will provide early design stage advice on:

- How to improve the ecological value of the site;
- Confirm that all relevant UK and EU legislation relating to protection and enhancement of ecology has been complied with during the design and construction process; and,
- Produce a landscape and habitat management plan to cover at least the first five years after project completion, if applicable.

Ecologist, Landmark Practice has been appointed and produced an ecology report, where several ecological recommendations were made. The design team is encourage to take into account of all the recommendations that were made.

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Conclusions

Conclusions

This Sustainability Statement has responded to the Wokingham Borough local planning policy requirements.

In summary the scheme will adopt the following sustainable features:

- The development will reduce total carbon emissions by 85% over Part L 2021 Building Regulations using SAP 10.2;
- Reduce energy consumption by targeting improved U-values and airtightness. Low energy lighting will be specified.
- Implement a site waste management plan and stringent resource efficiency benchmarks.
- Follow best practice policies in terms of air, water and ground pollution and appoint a contractor who will register for the Considerate Constructors Scheme.
- Achieve a water consumption target of 105 litres/person/day through the implementation of low water-consuming fittings.
- Utilise sustainable transport, including access to public transport and inclusion of cycle storage facilities.
- Minimise embodied carbon through efficient design, procurement of materials from a local source, or with a high-recycled content.
- Be of high build quality, surpassing the minimum Building Regulations.
- Ensure all materials are responsibly sourced and of low environmental impact where feasible.
- Consider health and wellbeing through design and operational procedures, including daylight, optimum indoor air quality and thermal comfort.
- Protect and enhance the ecological value of the site by introducing new trees.