

S73 Application Supporting Statement

REDDAM HOUSE SCHOOL BEARWOOD ROAD SINDLESHAM WOKINGHAMRG 41 5BG

PLANNING STATEMENT

The Proposal

Application to remove condition 11 & condition 12 of the planning consent 221843 for the proposed erection of a Sports Hall and new pool building (Phase 2) following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing carpark.

Condition 11 refers to:

11. Sustainable Design and Construction

(a) Prior to construction work proceeding above slab level, a Design Stage Certificate for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Excellent'. (b) Within three months of the occupation of each of the building comprised in the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post Development Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building achieved compliance with BREEAM (or equivalent) rating of 'Excellent' as a minimum.

Reason: To ensure developments contribute to sustainable development. Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham

Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).

Condition 12 refers to:

12.Sustainability & Climate Change

Prior to works proceeding beyond the slab level, a scheme demonstrating that at least 10% of the reduction in carbon emissions will be achieved through renewable energy or low carbon technology shall be submitted to and approved in writing by the Local Planning Authority. The minimum 10% reduction so required shall be achieved on top of the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first brought into use and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policy CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010)

The application seeks to remove conditions 11 & 12

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- 1.1 This statement is submitted in respect of a planning application for Section 73 for the removal of conditions 11& 12.
 - 1.2 Following a recent consultation with specialist consultants regarding sustainable design construction Condition 11 which requires achieving a minimum BREEAM rating of “Excellent”, we wish to formally request the removal of this condition in relation to the sports hall on the proposed site. It was determined that the sports hall is a non-heated

building. As such it does not meet the heating related criteria necessary to achieve the specified BREEAM rating “Excellent”.

- 1.3 Furthermore, Building Control authorities have confirmed that SBEM Certification is not applicable to this structure due to its classification as a non-heated facility. (refer to attachment)

Conclusion

Given these findings, we respectfully request the removal of conditions 11 & 12, as they are not applicable to the Sports Hall. We are committed to ensuring that the overall project meets the highest possible environmental standards within the context of the building specifics and intended use.

We will continue to work closely with relevant authorities to ensure compliance with all other applicable standards and requirements.