

SENT BY EMAIL

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref 18138

3 March 2025

Dear Sir/Madam,

Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX

Approval of Details Application Pursuant to Planning Permission 223256

Planning Condition 12 – Carbon Neutrality

Planning Portal Reference PP-13819928

I am writing on behalf of Barchester Propco 2019 Limited (the applicant) in support of an approval of detail application relating to the proposed development of the above site.

The principle of redeveloping the site to provide a new care home has been established through a planning permission which was granted at appeal on 26 September 2024 (LPA Ref: 223256, Appeal Ref: 23/3336000).

The permission has subsequently been revised through two non-material amendments applications to clarify the list of approved drawings and to amend the timing triggers for addressing some of the associated planning conditions (LPA Refs: 250158 and 250169)

The decision notice, as revised, contains a total of 28 planning conditions, several of which require details to be submitted to and approved by the local planning authority prior to various stages of the proposed construction works.

This approval of detail submission relates to condition 12 (carbon neutrality) and is supported by the following accompanying information:

- Carbon Neutrality Report Rev A prepared by Harniss Consulting Ltd

The report concludes as follows:

“The energy strategy of the home will be altered compared to the Hoyle Dean report at planning.

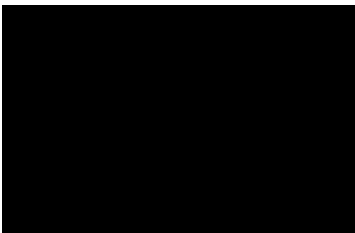
This is to allow for a photovoltaic array in accordance with the spatial constraints of the roof plan and incorporate air source heat pumps to generate low temperature hot water for the space heating system.

The PV array will generate zero carbon electricity for the home to use and the air source heat pumps will utilise this electricity whilst minimising the developments reliance of fossil fuels, reduce the primary energy demand and associated emissions from the system.

To be a carbon neutral development given the constraints of the site it is not feasible however a number of the systems are electrically including the space heating, comfort cooling and kitchen. All of the electrically driven systems can be considered NET Zero ready as once grid supplied electricity is fully decarbonised through renewable methods of generation the carbon factor of this fuel will be 0 kg/CO2.kWh, and as such the associated systems will be carbon neutral.”

We trust that all is in order. However, should you have any queries in respect of this submission please do not hesitate to contact me.

Yours sincerely,



Adrian Kearley
Director